

# PLANNING COMMISSION PACKET

August 23, 2016

**Hello All,**

Enclosed please find your packet for the meeting of **Tuesday** September 6, 2016.

We have:

- 4 clean-up resurveys
- a Development Plan for additions to St. Luke's Episcopal Church

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

[www.mtnbrook.org](http://www.mtnbrook.org)

- Government
- Other Meeting Agendas
- Planning Commission
- 2016-Sept-6 Planning Commission Agenda

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](mailto:hazend@mtnbrook.org).

**Looking forward to seeing you on **Tuesday!****

*Dana*

MEETING AGENDA  
CITY OF MOUNTAIN BROOK  
PLANNING COMMISSION  
SEPTEMBER 6, 2016  
PRE-MEETING: (ROOM A106) 5:00 P.M.  
REGULAR MEETING: (ROOM A108) 5:30 P.M.  
CITY HALL, 56 CHURCH STREET, MOUNTAIN BROOK, AL 35213

1. Call To Order
2. Approval of Agenda
3. Approval of Minutes: August 1, 2016
4. **Case P-16-21:** Resurvey of Harbin's addition to Caldwell Mill, situated in the SW ¼ of Section 21, Twp-18S, R-2W, Jefferson County, Alabama - **4306 Caldwell Mill Road**, Rodney Harbin.
5. **Case P-16-22:** Doster's Resurvey, being a Resurvey of Lot 34 and the southwesterly 25' of Lot 35 of Rockridge Park as recorded in Map Book 14, Page 75, in the Office of the Judge of Probate, Jefferson County, Alabama – **9 Rockdell Lane**, Walton and Julia Doster.
6. **Case P-16-23:** Saint Luke's Episcopal Church Survey, being a Resurvey of Lots 2, 3 and 4, according to the Survey of South Cove Addition, as recorded in Map Book 36, Page 75, and also a tract of land all situated in the NE ¼ of Section 4, Twp-18S, R-2W, Jefferson County, Alabama – **3732 Montrose Road**, Episcopal Church in the Diocese of Alabama.
7. **Case P-16-24:** Consideration of a development plan of Saint Luke's Episcopal Church for additions and alterations to the facility. – **3732 Montrose Road**, Episcopal Church in the Diocese of Alabama.
8. **Case P-16-25:** Vandevælde's Resurvey, being a Resurvey of Lots 264, 265, part of Lot 266, Block 18, Redmont Park, Fifth Sector, Map Book 16, Page 41 and acreage situated in the SW ¼ of the SW ¼ of Section 5, Twp-18S, R-2W, Jefferson County, Alabama – **2917 Fairway Drive**, Russell Vandevælde.
9. Next Meeting: October 3, 2016
10. Adjournment



### Planning Commission Application PART I

#### Project Data

Address of Subject Property 4306 Caldwell Mill Rd

Zoning Classification Estate

Name of Property Owner(s) RODNEY HARBIN

Phone Number 919 32284  
8215054c Email rharbin@wellnesspharmacy.com

Name of Representative Agent (if applicable)

RAY Weygand

Phone Number 942 0086 Email ray-weygand@

Property owner or representative agent must be present at hearing bellsouth.net

#### 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-16-21 Zoning



# P-16-21

## Resurvey in existing Estate zoning

- ✓ “Clean-up” resurvey
- ☑ **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 (Estate) on plat;
  - 2) indicate all required building setbacks (front and rear 100 feet; sides 40 feet);
- ✓ Meets the Zoning Regulations for the Estate 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: Harbin’s Addition to Caldwell Mill

CURRENT ZONING: Estate

OWNER: Rodney Harbin

LOCATION: 4306 Caldwell Mill Lane

**LEGEND**

ASP	ASYMPT
BLOC	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	HEADWALL
d	DEPRESSION
Δ	DELTA
ESMT	EASEMENT
HW	10% DITCH
MN	MINIMUM
MH	MANHOLE
OV	OVERLAPPING
POB	POB
H	HAZARD
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTI	UTILITY
AC	ALPHA
S.F.	SQUARE FEET
C	CENTERLINE
A/C	AIR CONDITIONER
●	POLE
—	ANCHOR
- - -	FENCE
—	POWER LINE
POINT	PAVEMENT
W/T	WITH
TAN	TANGENT
RES	RESIDENCE
LI	LIGHT
CON	CONCRETE
██	DECK
○	CONCRETE
██	ASPH

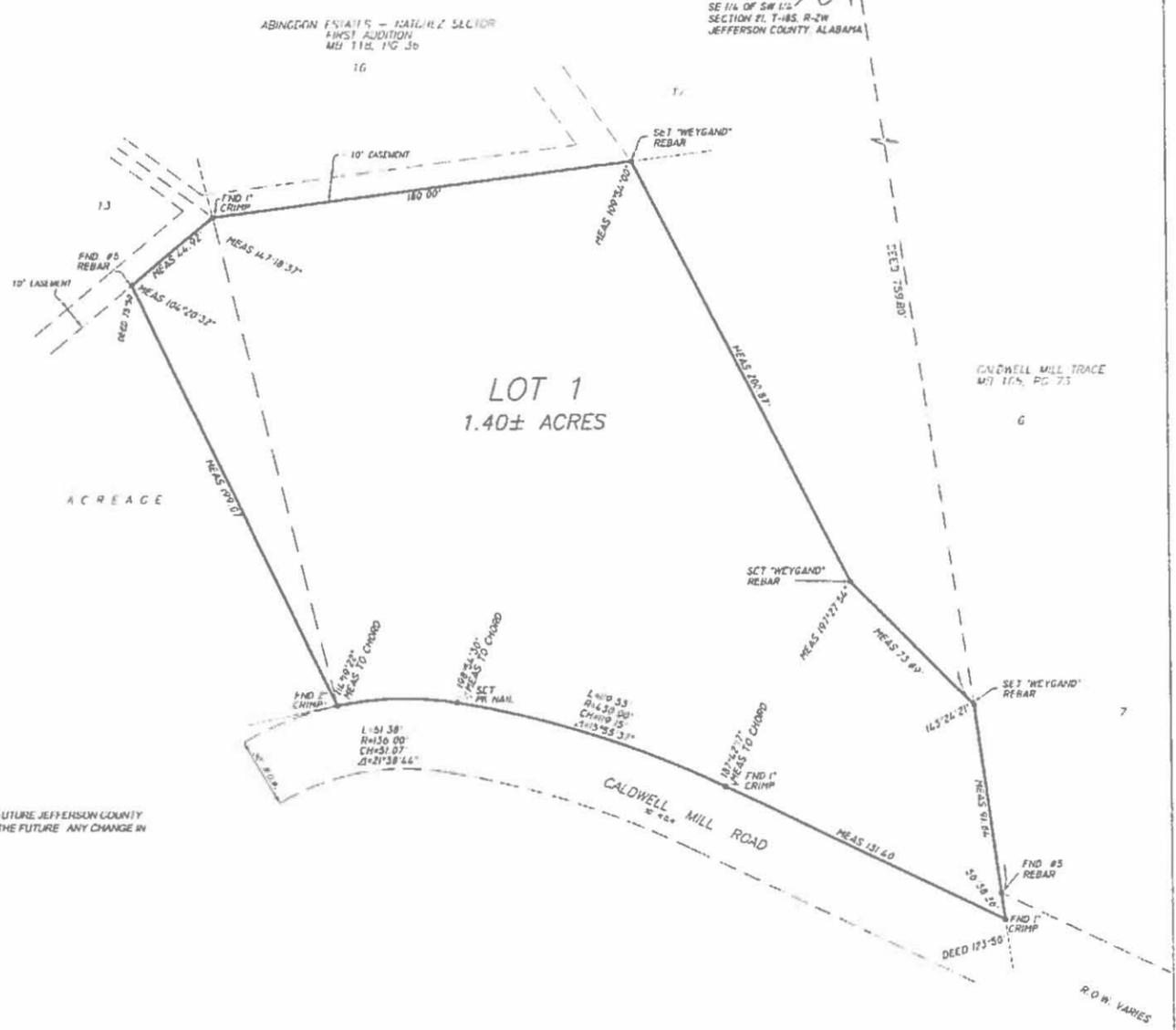
**HARBIN'S ADDITION TO CALDWELL MILL**

SITUATED IN THE SW 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 2 WEST, 31-1-18-21, CLEARY, ALABAMA

SCALE: 1" = 30'

WYLAND SURVEYORS, INC.  
Ray Weygand, Reg. L.S. #24873  
164 Gonsior Road, Ironswood, AL 35208  
Phone: (205) 942-0088 Fax: (205) 942-0087

DATE: AUGUST 2016



STATE OF ALABAMA  
JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Rodney Harbin, Owner, whose names are signed in 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 HARBIN'S ADDITION TO CALDWELL MILL and to the government survey of Section 21, 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 Statutes of Practice for Surveying in the State of Alabama. Said owner also certifies that they are owner of said land and that the same is not subject to any mortgage.

IN WITNESS WHEREOF, we have hereunto set our hands this 5 day of August, 2016.

By: [Signature]  
Ray Weygand  
Reg. L.S. #24873

By: [Signature]  
Rodney Harbin - Owner

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 5th day of August, 2016.

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

STATE OF ALABAMA  
JEFFERSON COUNTY

I, James J. Neely, a Notary Public in and for said County and State hereby certify that Rodney Harbin, whose name is signed to the foregoing certificate as 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 5th day of August, 2016.

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

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
Chairman, Mountain Brook Planning Commission

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
Secretary, Mountain Brook Planning Commission

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.

\_\_\_\_\_  
DATE: \_\_\_\_\_  
DIRECTOR OF ENVIRONMENTAL SERVICES

**NOTES:**

ALL EASEMENTS SHOWN ON THIS PLAT ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS AND STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY 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.

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, CHADKINS 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.

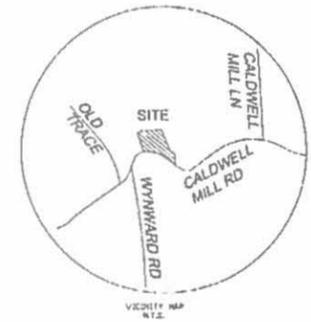
NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPED THE FLOW OF WATER IN ANY DRAINAGE WAY.

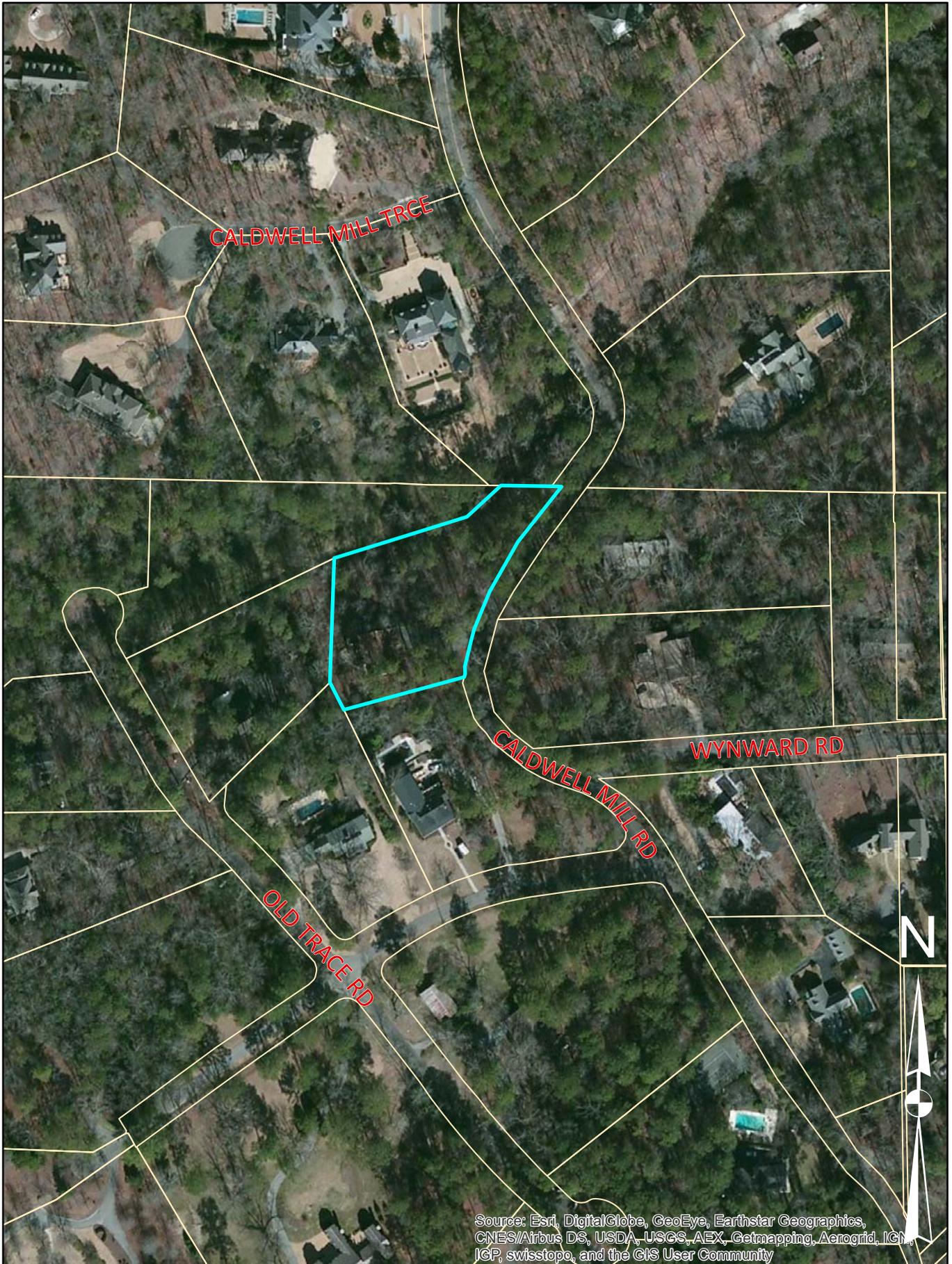
WEYLAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD BE CONSIDERED AS APPROXIMATE.

THIS PROPERTY IS LOCATED IN FLOOD ZONE AE, X, AND FLOODWAY PER FEMA PANEL 0107030559G DATED SEPTEMBER 28, 2004.



# P-16-21 Aerial





Planning Commission Application  
PART I

Project Data

Address of Subject Property 9 ROCKDELL LANE, Mtn. Brook, AL 35213

Zoning Classification RESIDENCE A DISTRICT

Name of Property Owner(s) WALTON C. DOSTER AND JULIA G. DOSTER

Phone Number 205-443-3869 Email WALTON@DOSTERCONSTRUCTION.COM

Name of Representative Agent (if applicable)

Ray Weygand

Phone Number 205-942-0086 Email RAY-WEYGAND@bellsouth.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.

August 23, 2016

RE: Planning Commission Application (Clean-up Survey)

Walton & Julia Doster

9 Rockdell Lane

Mountain Brook 35213

Dana,

We are planning a renovation and addition to our existing house located on 9 Rockdell Lane. We are adding approximately 1,571 sf of heated and cooled space to our existing house. We are adding a playroom, master bedroom, master bathroom, and a kitchen. We are also planning on an interior renovation to the remainder of the house. Both additions occur on the back of the house and fall within property setbacks.

Chad Bryant with CM Bryant Architects is currently finishing our drawings and we expect to submit a construction set to your department in late September.

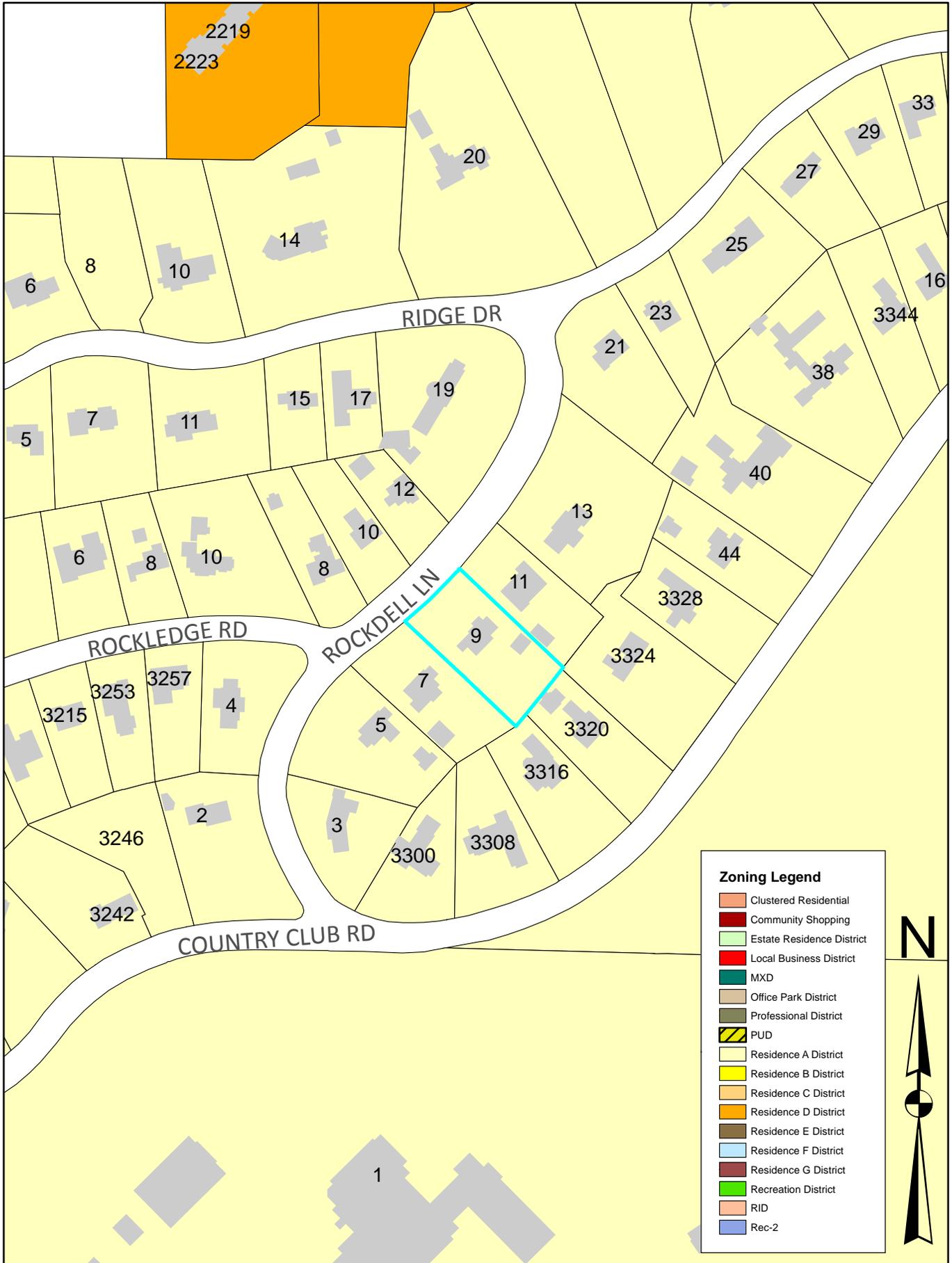
If you have any questions, or need further clarification please give me a call to discuss at 205-443-3869.

Sincerely,



Walton C. Doster

# P-16-22 Zoning



Zoning Legend	
	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
	Residence G District
	Recreation District
	RID
	Rec-2



# P-16-22

## Resurvey in existing Residence A zoning

- ✓ “Clean-up” resurvey
- ☑ **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 all required building setbacks (front and rear 40 feet; sides 15 feet);
- ✓ 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: Doster’s Resurvey
  - CURRENT ZONING: Residence A
  - OWNERS: Walton and Julia Doster
  - LOCATION: 9 Rockdell Lane

P-16-22

P-16-22

- 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

# DOSTER'S RESURVEY

BEING A RESURVEY OF LOT 34 AND THE SOUTHWESTERLY 25 FEET OF LOT 35 OF ROCKRIDGE PARK AS RECORDED IN MAP BOOK 14, PAGE 75 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

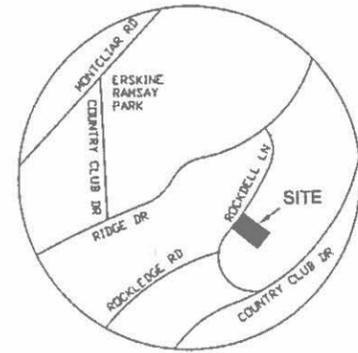
SCALE: 1"=30'

FEBRUARY 2016

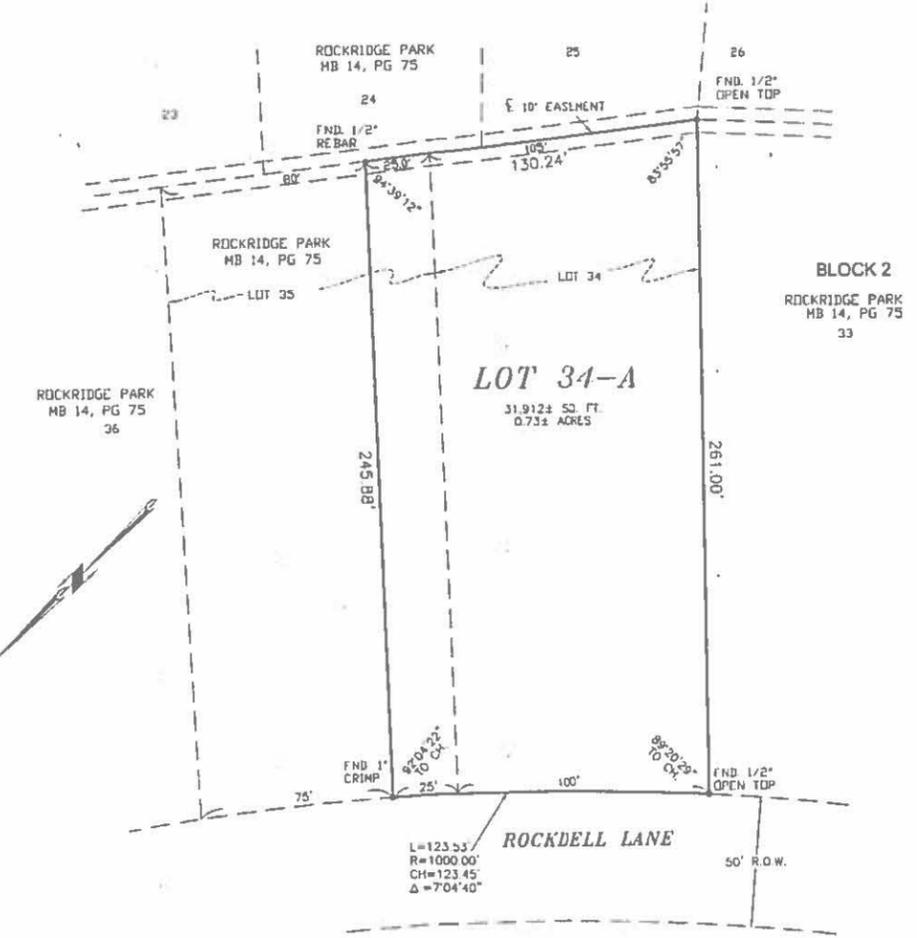
SITUATED IN SW ¼ OF THE NE ¼ OF SECTION 5, TOWNSHIP 18S, RANGE 2 WEST JEFFERSON COUNTY, ALABAMA

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.



**NOTE:**  
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C055711, DATED SEPTEMBER 3, 2010.

STATE OF ALABAMA  
JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama and Walton C. Doster and wife, Julia G. Doster, 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, rd. avenue and the number and dimensions of each lot and block and showing the relation of the land so plotted to the map of DOSTER'S RESURVEY and to the government survey of Section 5, 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 12<sup>th</sup> day of February, 2016

By: [Signature] Ray Weygand  
Reg. L.S. #24973  
By: [Signature] Walton C. Doster - Owner  
By: [Signature] Julia G. Doster - Owner

STATE OF ALABAMA  
JEFFERSON COUNTY

I, [Signature] 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 12<sup>th</sup> day of February, 2016.

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 Walton C. Doster and wife, Julia G. Doster, whose names are signed to the foregoing certificate as Owners, 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 20<sup>th</sup> day of May, 2016.

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

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Chairman, Mountain Brook Planning Commission

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Secretary, Mountain Brook Planning Commission

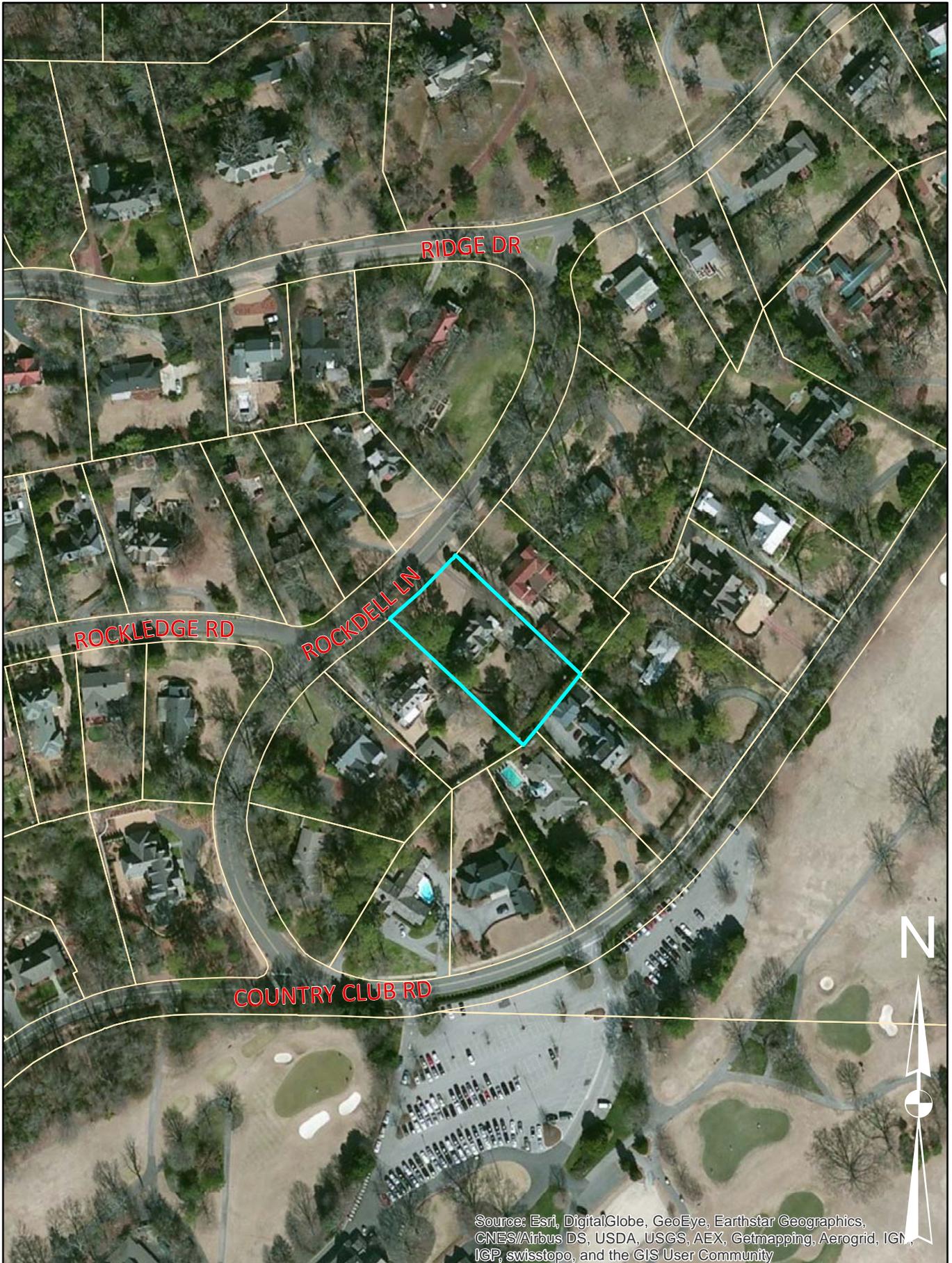
**NOTE:**  
ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE JEFFERSON COUNTY SANITARY SEWERS, HOWEVER, THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN THE RIGHT OF WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

[Signature] 5-26-2016  
DIRECTOR OF ENVIRONMENTAL SERVICES DATE

**NOTES:**  
ALL EASEMENTS SHOWN ON THIS PLAT ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, AND STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY 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.

- 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 PIPE, 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-16-22 Aerial



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



**Planning Commission Application  
PART I**

Project Data

Address of Subject Property 3732 MONTROSE ROAD

Zoning Classification RESIDENCE A

Name of Property Owner(s) THE EPISCOPAL CHURCH IN THE DIOCESE OF ALABAMA

Phone Number (205) 802-6204 Email gpelekis@saintlukes.com

Name of Representative Agent (if applicable)

G. GRAY ROSSER

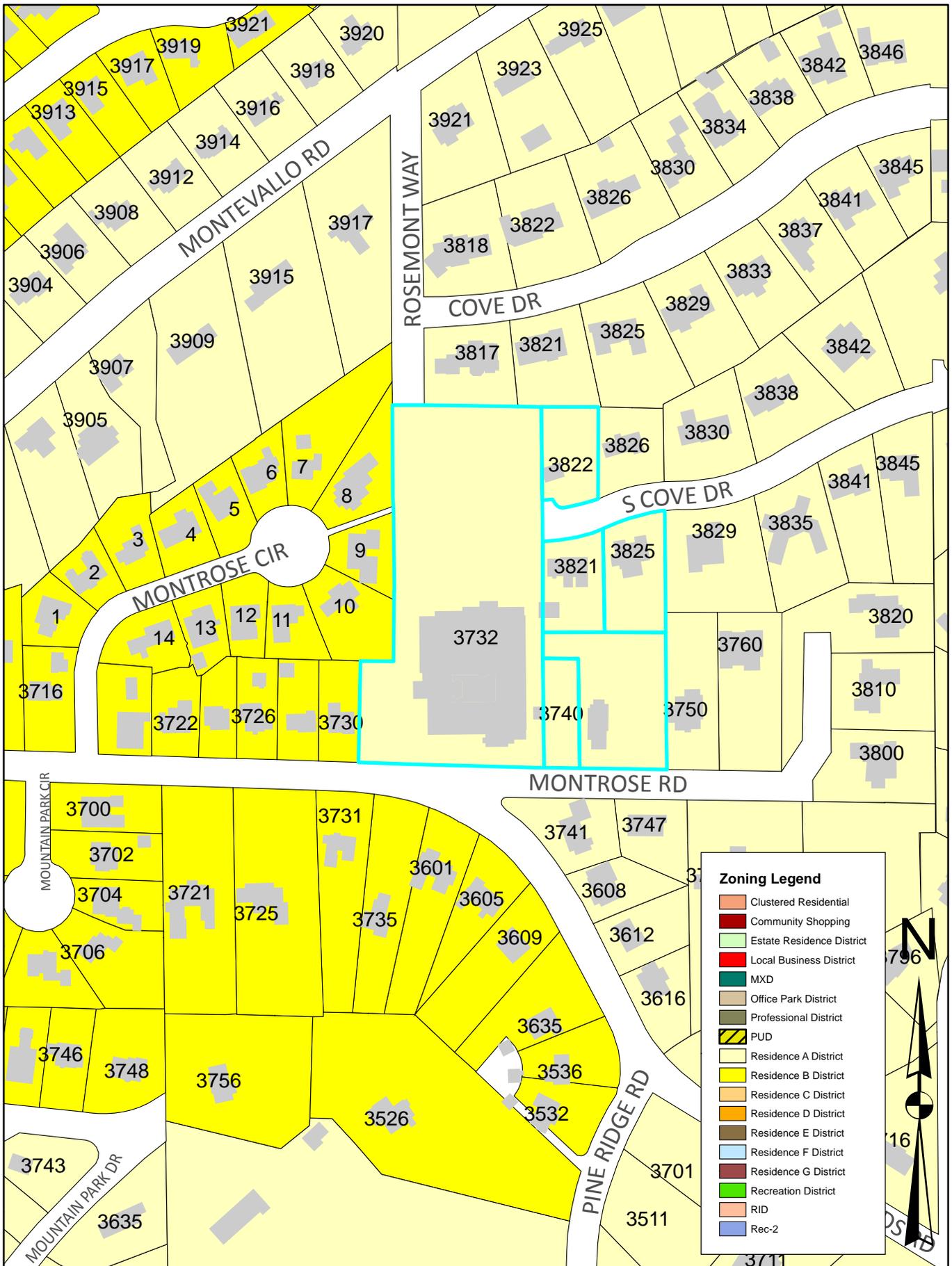
Phone Number (205) 458-3217 Email grosso@kpsgroup.com

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.

# P-16-23 Zoning



# P-16-23

## Resurvey in existing Residence A zoning

- ✓ “Clean-up” resurvey
- ☑ **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) Revise easement note per Section 4.6 of the Subdivision regulations;
  - 2) Change Mountain Brook signature blocks to read: Chairman of Mountain Brook *Planning Commission* (omit "and zoning"); Secretary of Mountain Brook *Planning Commission* (omit "and zoning").
- ✓ 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.
- **Project Data:**

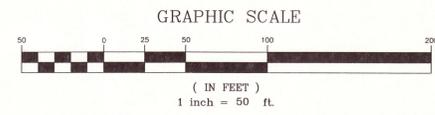
NAME: Saint Luke’s Episcopal Church Survey

CURRENT ZONING: Residence A

OWNER: The Episcopal Church in the Diocese of Alabama

LOCATION: 3732 Montrose Road

- NOTES:
- ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION. JEFFERSON COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
  - CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
  - NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITH OUT THE PRIOR APPROVAL OF THE MOUNTAIN BROOK COUNTY PLANNING COMMISSION.
  - MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR OWNER.
  - ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE CITY OF MOUNTAIN BROOK FLOOD DAMAGE PREVENTION ORDINANCE.



# SAINT LUKES EPISCOPAL CHURCH SURVEY

BEING A RESURVEY OF LOTS 2,3 AND 4, ACCORDING TO THE SURVEY OF SOUTH COVE ADDITION, AS RECORDED IN MAP BOOK 36, PAGE 75, AND ALSO A TRACT OF LAND ALL SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 SOUTH RANGE 2 WEST, JEFFERSON COUNTY ALABAMA.

STATE OF ALABAMA  
COUNTY OF JEFFERSON

THE UNDERSIGNED, JEFF D. ARRINGTON, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND THE EPISCOPAL CHURCH IN THE DIOCESE OF ALABAMA, OWNER, 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 OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS "SAINT LUKES EPISCOPAL CHURCH SURVEY" SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH, AND ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK AND SHOWING THE RELATION OF THE LANDS TO SOUTH COVE ADDITION AS RECORDED IN MAP BOOK 36, PAGE 75; AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAT OR MAP. SAID OWNER ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT THE SAME IS NOT SUBJECT TO A MORTGAGE.

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.

SURVEYOR: JEFF D. ARRINGTON  
ALABAMA LIC. NO. 18664

OWNER: THE EPISCOPAL CHURCH IN THE DIOCESE OF ALABAMA  
BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JEFF D. ARRINGTON, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, 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\_\_.

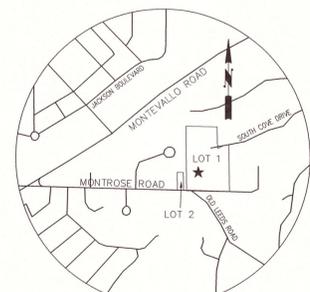
NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT THE EPISCOPAL CHURCH IN THE DIOCESE OF ALABAMA, BY \_\_\_\_\_ ITS \_\_\_\_\_ WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, 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\_\_.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_



VICINITY MAP  
N.T.S.



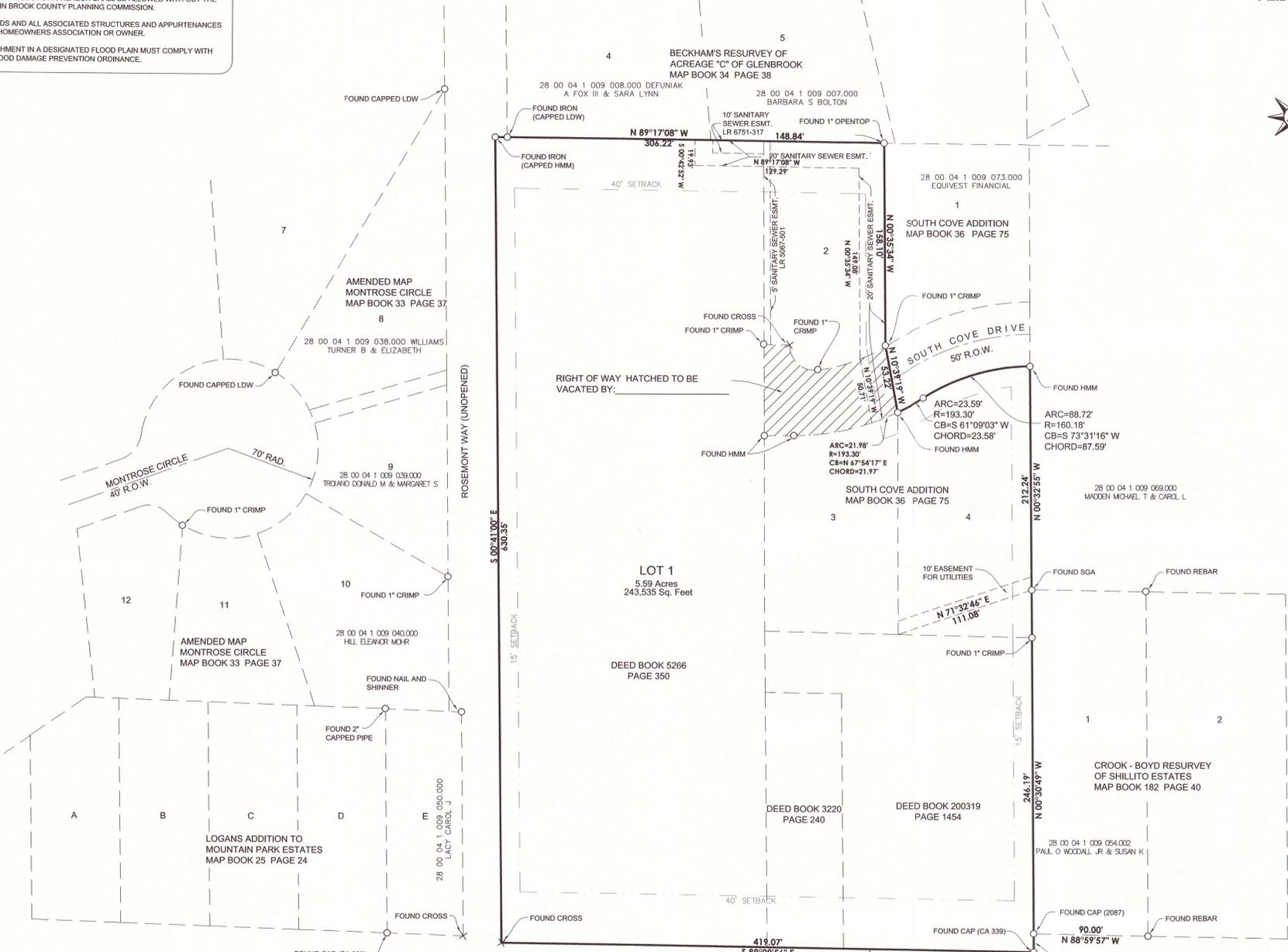
Know what's below.  
Call before you dig.  
Call 2 working days before digging.  
It's the Law!

## ARRINGTON ENGINEERING

Civil Engineers - Surveyors - Land Planners

Office: (205) 985-9315  
Fax: (205) 985-9385  
2032 Valleydale Road  
Birmingham AL 35244

DRAWING TITLE SAINT LUKES EPISCOPAL CHURCH SURVEY			DRAWN BY JDA, SAE
LOCATION & DESCRIPTION SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 SOUTH RANGE 2 WEST, JEFFERSON COUNTY ALABAMA.			CHECKED BY JDA
			DATE 6-8-2016
			SCALE 1" = 50'
			PARTY CHIEF KS
			PROJECT NO. 61408
			SHEET 1 OF 1



APPROVED IN FORMAT ONLY:

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN, MOUNTAIN BROOK CITY PLANNING AND ZONING COMMISSION

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY, MOUNTAIN BROOK CITY PLANNING AND ZONING COMMISSION

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
JEFFERSON COUNTY HEALTH DEPARTMENT

APPROVED IN FORMAT ONLY:

\_\_\_\_\_  
DIRECTOR OF ENVIRONMENTAL SERVICES DATE \_\_\_\_\_

ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED FOR PROVISIONS OF FUTURE OR EXISTING 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.

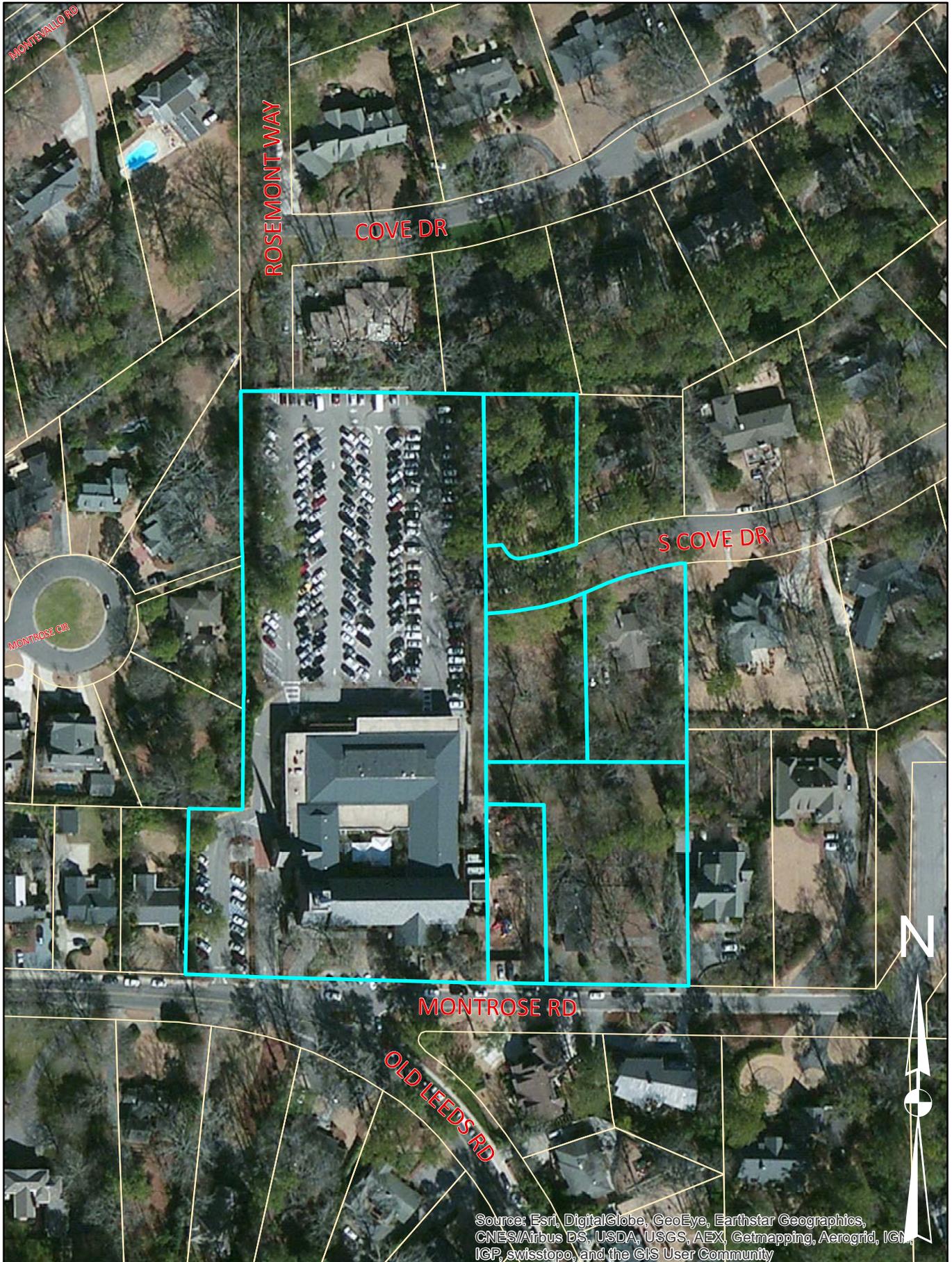
**MATHEMATICAL CLOSURE**  
CLOSURE EXCEEDS 1:50000

**ZONING**  
THIS PROPERTY IS ZONED "RESIDENCE A" REQUIRED SETBACKS:  
FRONT... 40 FEET  
REAR... 40 FEET  
SIDES... 15 FEET

**FLOOD ZONE NOTE**  
THE ENTIRE PROPERTY IS LOCATED IN ZONE X UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FEDERAL INSURANCE RATE MAP # 01073C0413G PANEL 413 OF 755 MAP EFFECTIVE DATE SEPTEMBER 29, 2006.

# ATTACHMENT A

# P-16-23 Aerial



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



**Planning Commission Application  
PART I**

Project Data

Address of Subject Property 3732 MONTROSE ROAD

Zoning Classification RESIDENCE A

Name of Property Owner(s) THE EPYKOPAL CHURCH IN THE DIOCESE OF ALABAMA

Phone Number (205) 802-6204 Email gpelekis@saintlukes.com

Name of Representative Agent (if applicable)

G. GRAY ROSSER

Phone Number (205) 458-3217 Email grosser@kpsgroup.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.

August 12, 2016 (Revised August 23, 2016)

Dana Hazen, Director of Planning and Building  
City of Mt. Brook  
56 Church Street  
Mt. Brook, AL 35213

DELIVERED BY HAND  
August 12, 2016

Additions and Renovations to St. Luke's Episcopal Church  
#166009-00

Dear Dana:

Attached please find copies of a resurvey of the St. Luke's Property (Attachment A), a topographical survey of the property (Attachment B), the Proposed Site Development Plan and Proposed Elevations and Sketches of the improvements (Attachment C), and the list of residents requiring notification of the public hearing with the Planning Commission (Attachment D).

In addition to the attached documents, we offer the following additional information as required by the Mt. Brook Code Section 129-32 (a)-(n).

- a. See attachments
- b. See attachments
- c. See attachments
- d. Floor plans of the renovations have not been included since there are no changes in use of the buildings, the addition is only approximately 2,300 square feet, and the outdoor multipurpose pavilion is essentially open space.
- e. See development plan.
- f. As indicated on the elevations and sketches, the addition will use materials consistent with the existing church building and the outdoor pavilion will be primarily timber construction with a shingle roof consistent with the park-like setting of that portion of the property currently used for recreation by the church and others in the community.
- g. A traffic study is not required as there will be no material change in use of the facilities and thus traffic. The church has agreed with the South Cove residents that it will continue to maintain the "gate" to the church parking lot in its current location and will add another as shown on the development plan between the new parking lot and the

existing to prevent through traffic. This maintains the intent of our longstanding informal agreement with our neighbors on South Cove.

- h. Existing lighting fixtures in the church parking lot will be re-lamped or replaced as necessary. New lighting in the new parking lot will be similar to that in main lot to the rear of the church with low cut-offs to minimize spillover light beyond the parking lot.
- i. Not applicable.
- j. No change in operating hours.
- k. The outdoor pavilion with a height of approximately 40 feet above grade will be visible from perhaps only a couple of South Cove residences and then only partially as it is at the bottom of the hill where South Cove dead ends into the St. Luke's property. From Montrose it will be slightly visible from several houses but again will be screened by the extensive tree cover in the church's "meadow" along Montrose.
- l. Landscape screening of the proposed new parking lot with 27 spaces will be provided as required and is indicated on the development plan.
- m. The pavilion and the parking lot will require the removal of some trees but care is being taken to maintain as many of the mature trees as possible.
- n. Not applicable.

Other items of information are:

- 1. Both the development plan and the resurvey show the right-of-way of South Cove Drive for approximately the last 106 feet at its western end has been vacated and transferred to the church as recorded in the vacation hearing by the Mt. Brook City Council, July 22, 2016.
- 2. The house located at 3825 South Cove Drive and currently owned by St. Luke's will remain and be used for church related activities while maintaining the residential character along South Cove. While no decisions have been made specifically, some needs which could be satisfied by that property include use by our Scout Troop, particularly the basement for storage, temporary offices for staff over the summer during construction, other limited office use, and guest quarters for clergy visitors. The house will be repaired and maintained in manner consistent with the neighborhood.

3. With regard to storm water management, the site has been evaluated by our civil engineer LBYD with regards to changes in impervious surface resulting from this development plan. LBYD has concluded that a small amount of retention will be required and the location of that retention facility is indicated on the development plan. Engineering drawings will be submitted in the normal course of review for permitting.
4. St. Luke's invited a number of its neighbors to come to a presentation of the proposed improvements encompassed by the development plan in order to answer questions and receive feedback and over twenty attended.

If you or the staff has questions regarding our submission we will be pleased to respond.

Sincerely,

KPS GROUP, INC.

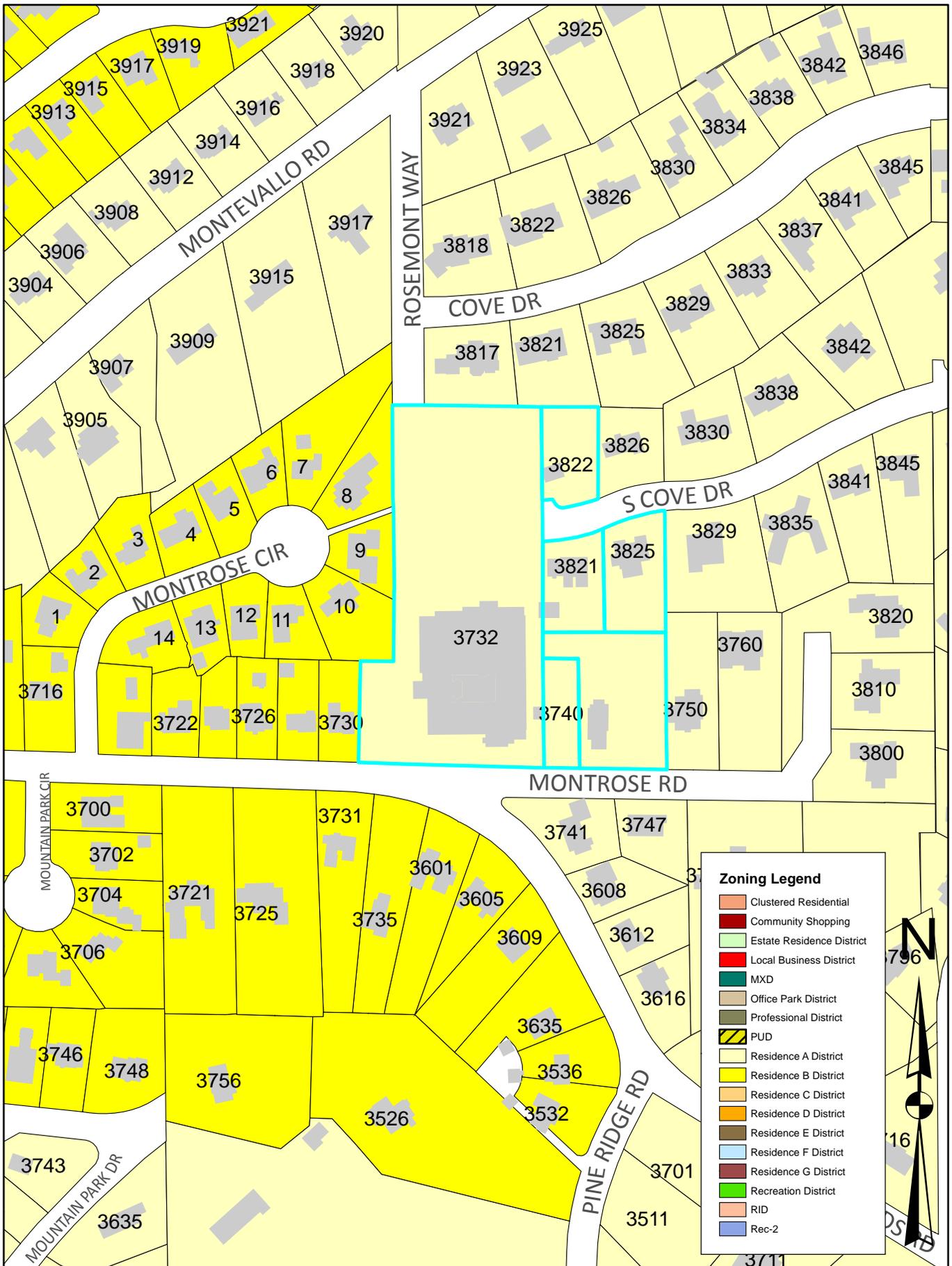
G.GRAY PLOSSER, FAIA  
President

Gp

Enclosure: Attachments A,B,C, D

cc: George Pelekis, St. Luke's  
Chris Harmon, Maynard Cooper  
Ken McBride, KPS Group

# P-16-24 Zoning



# P-16-24

## ***Petition Summary***

Consideration of a development plan of Saint Luke's Episcopal Church for additions and alterations to the facility. As may be seen on the attached plans, the proposal includes one & two-story additions to the rear of the building, as well as a new porte cochere, covered walkway, outdoor pavilion and new parking lot.

## ***Background***

On July 25, 2016, the council approved a vacation of the west end of South Cove Drive. The approval of the right-of-way vacation was conditioned such that a turn-around for emergency vehicles be added (which is not only required by the City's Subdivision Regulations, but was required by the council for the practical benefit of residents of South Cove Drive). The vacated right-of-way is shown on the proposed plat (Case P-16-23); the turn-around may be seen on the attached site plan (Case P-16-24) and is wholly contained within the vacated area (new private property) and is cross-hatched on the attached plan.

## ***Neighborhood Concerns***

Neighborhood concerns stem from the proposal to add a new parking lot, gates, turn-around and pavilion. There is an existing gate at the terminus of South Cove Drive that has been in place for many years and is supposed to be closed and locked (except for Sunday services and weddings and funerals, etc.). The intent of this gate is to keep public cut-through traffic from occurring (between South Cove and Montevallo).

The proposed plan includes the relocation of the existing gate (farther to the west to allow proper backing space in conjunction with the new turn-around), plus a new gate at the north end of the new parking lot (intended for the same purposes as the first gate).

Neighboring property owners along South Cove have expressed concern about the new parking lot and open pavilion being a magnet for non-neighborhood loiterers who might park and loiter in the new parking lot or in the un-secured, covered (but open) pavilion.

It should be noted that the new parking is not required by code, but is surplus parking. The neighbors have expressed a desire to move the existing gate to the new terminus of the right-of-way (to the east of the parking lot entrance on South Cove) which would not allow vehicular loiterer access from South Cove. If a new gate were to be placed in this location it is possible that emergency vehicles could still access the new turnaround with a gate code; however, it would defeat the intention of the council to also give turnaround access to waste management trucks and delivery trucks.

Perhaps an alternate remedy might be to eliminate the first three parking spaces on either side of the turn-around terminus (a total of six spaces) on the south end of the new parking lot and add a gate at the terminus of the turnaround, so that the only public access to the new parking lot would be through the existing large parking lot behind the church (taken from Montevallo). Obviously, unless there is a new gate installed at the Montevallo entrance, vehicles could still obtain access to the new parking lot and the

loitering problems might not be any different in this scenario (except that traffic would not be coming down South Cove to access the new parking lot).

### ***Buffers***

The use of buffers for this project would help soften the visual effects of the institutional use on the residential neighborhood, specifically along the east property line of the new parking lot, and along the previous South Cove right-of-way line between the proposed pavilion and the pavement of South Cove.

Both of these locations contain existing, mature trees that should be left in place where possible, and it would be prudent to require shrubs to fill in along the base of these trees as well. Section 129-296 of the Zoning Code (attached) indicates buffer and fencing guidelines for cases where buffers are required by the Planning Commission.

### ***Lighting***

The applicant's letter states that lighting for the new parking lot will mimic that which exists in the larger parking lot. The Zoning Code does not specify lighting requirements for parking lots in Res-A, but for the sake of comparison, the code limits parking lot lighting in commercial districts to 14 feet in height, and requires that the lighting be directed downward so as not to spill onto adjoining properties.

### ***Pavilion***

The applicant has indicated that the use of the pavilion is intended to be an amenity shared with the neighborhood, and may be utilized for private gatherings by reservation.

### ***Existing House***

The existing house on the south side of South Cove (to the east of the proposed pavilion) is owned by the church and is proposed to remain. The applicant's letter indicates a variety of potential church-related uses for the house. Leaving the house in its present configuration with residential landscaping will serve to soften and buffer the institutional uses at the end of South Cove and make a good transition of from the church to the residential portion of South Cove Drive.

### ***Subject Property and Surrounding Land Uses***

The subject property contains the St. Luke's Church facility, parking lot and outdoor recreational amenities, and is surrounded by single family residences to the north, east south and west.

### ***Affected Regulation***

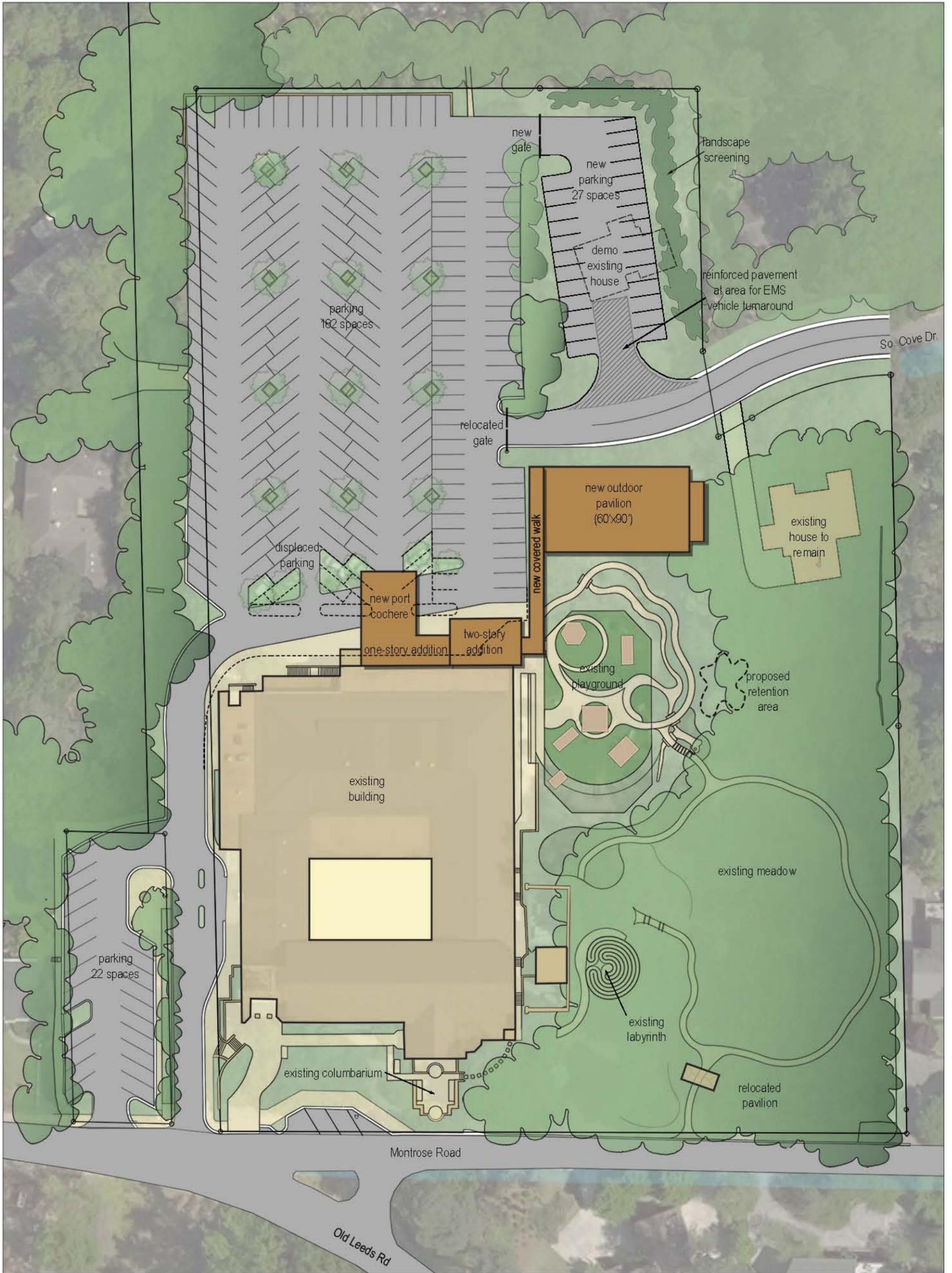
Article III, Residence A District; Section 129-34, Area and Dimensional Requirements

### ***Appends***

LOCATION: 3732 Montrose Road

ZONING DISTRICT: Res-A

OWNER: The Episcopal Church in the Diocese of Alabama

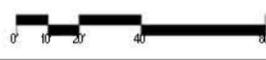


# SAINT LUKE'S EPISCOPAL CHURCH

## PROPOSED SITE DEVELOPMENT PLAN



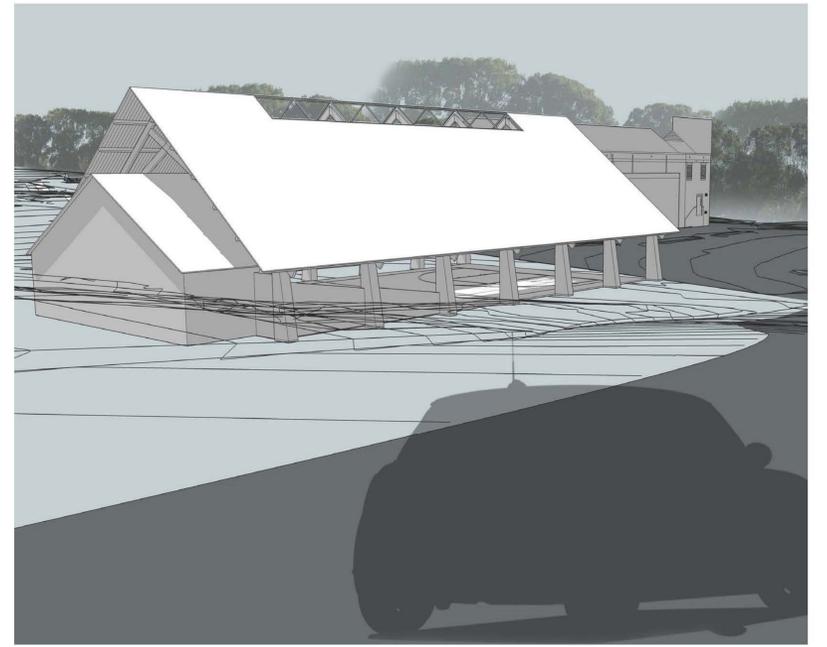
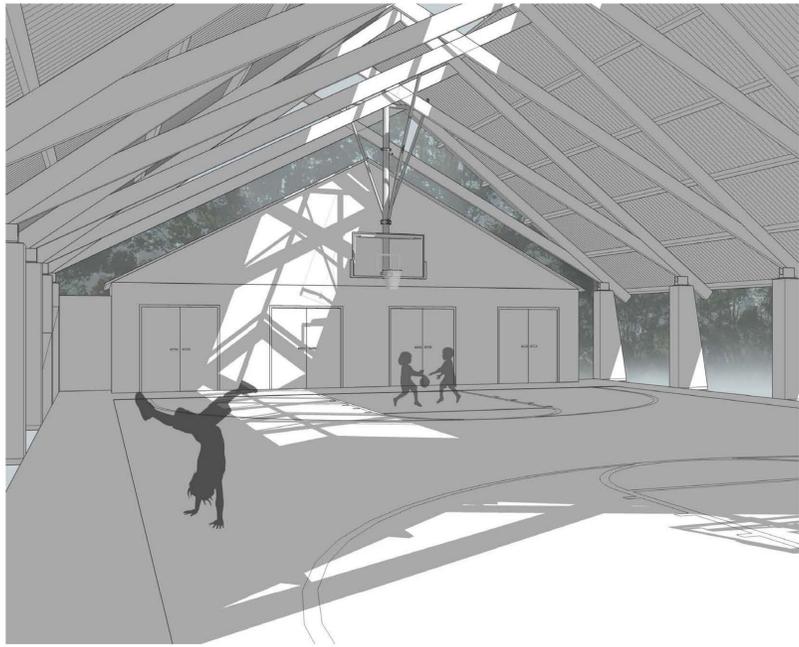
SCALE: 1"=20'



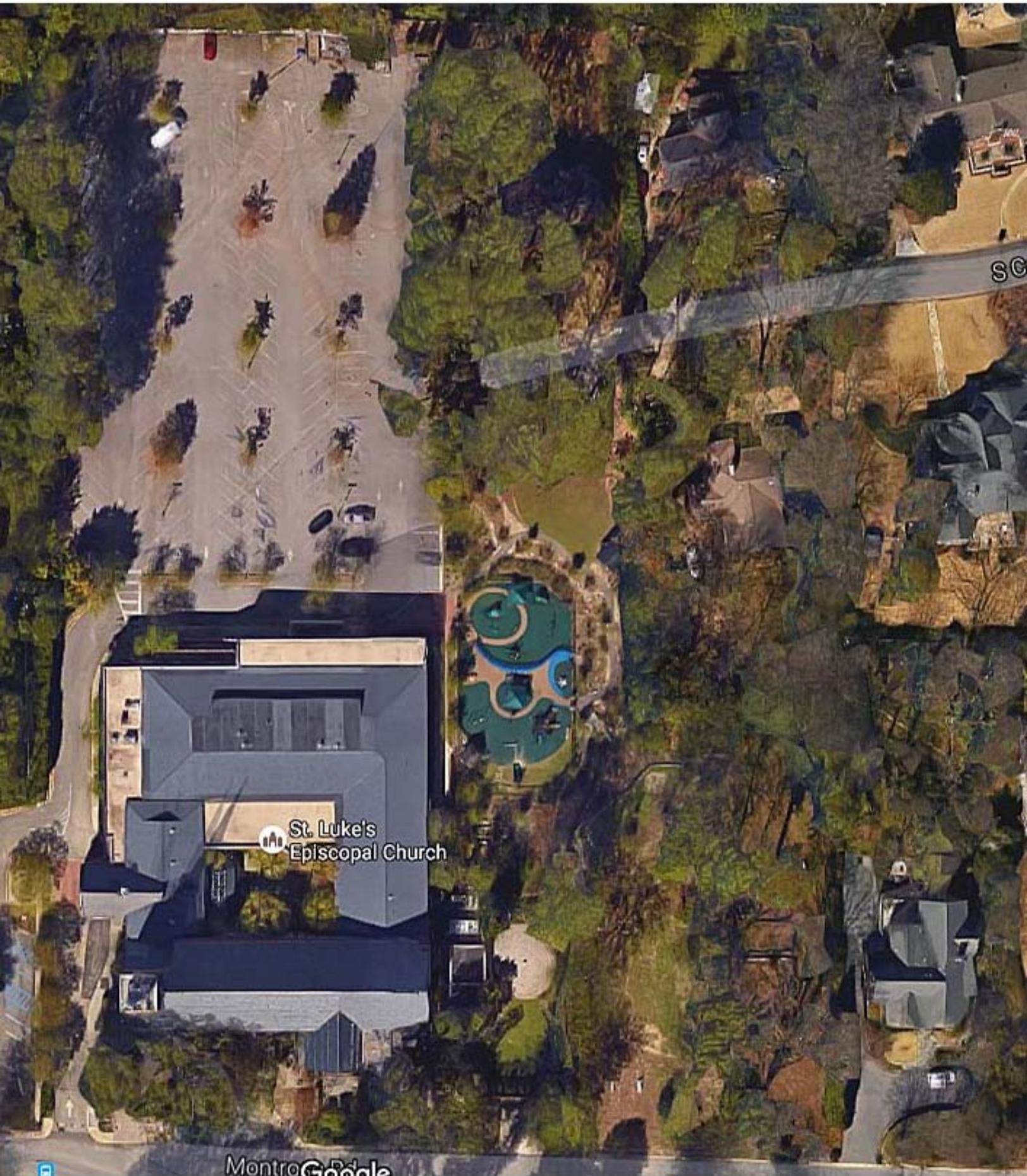
**PARKING (REVISED 8/23/16)**

REQUIRED	210 SPACES (630 SANCTUARY SEATS) / 3
CURRENT	239 SPACES
PROPOSED	253 SPACES
TOTAL HC	8 SPACES

NOTE: DISPLACED BY NEW CONSTRUCTION - 13 SPACES



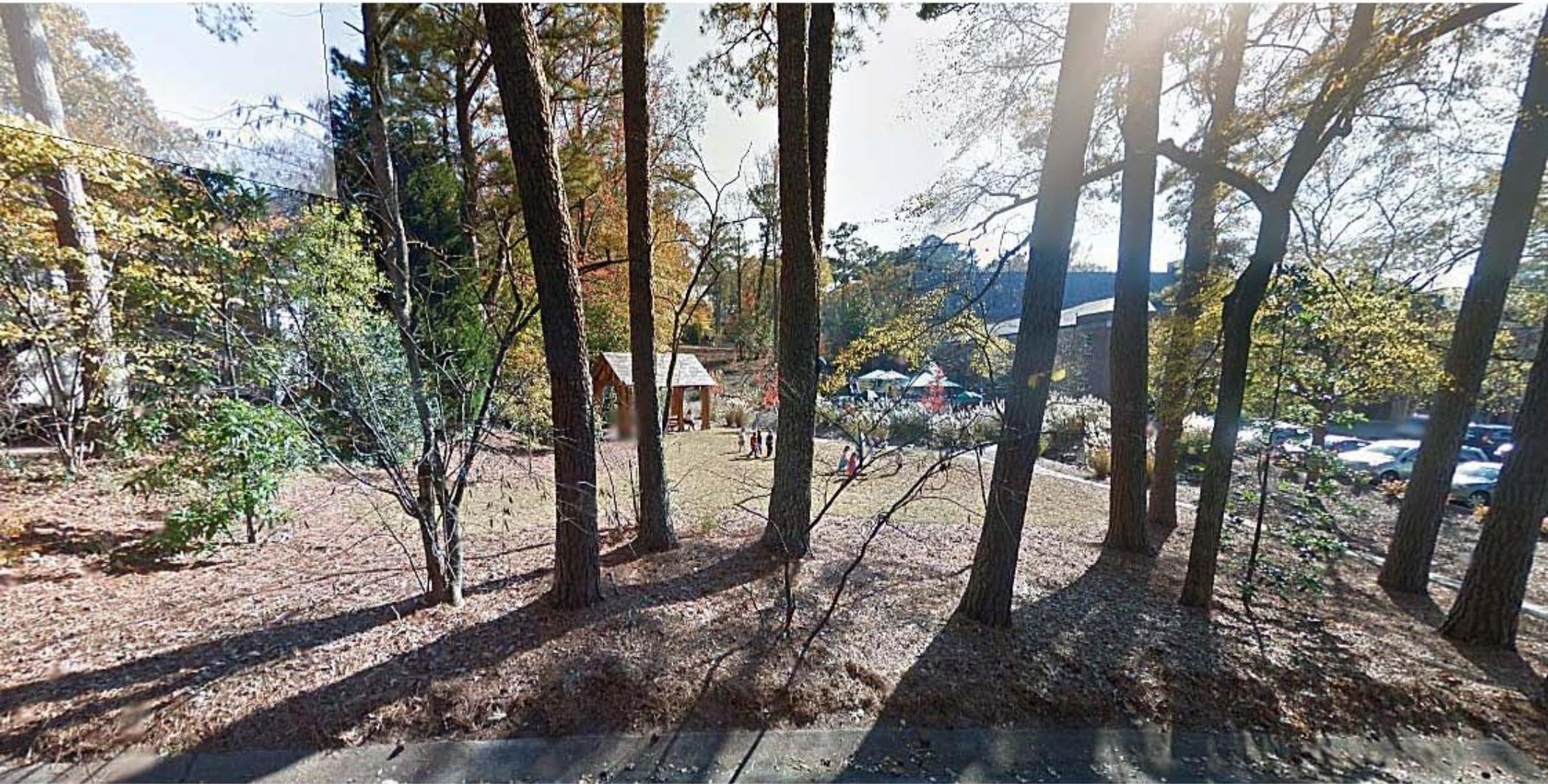
ST. LUKE EPISCOPAL CHURCH  
NORTH ELEVATION



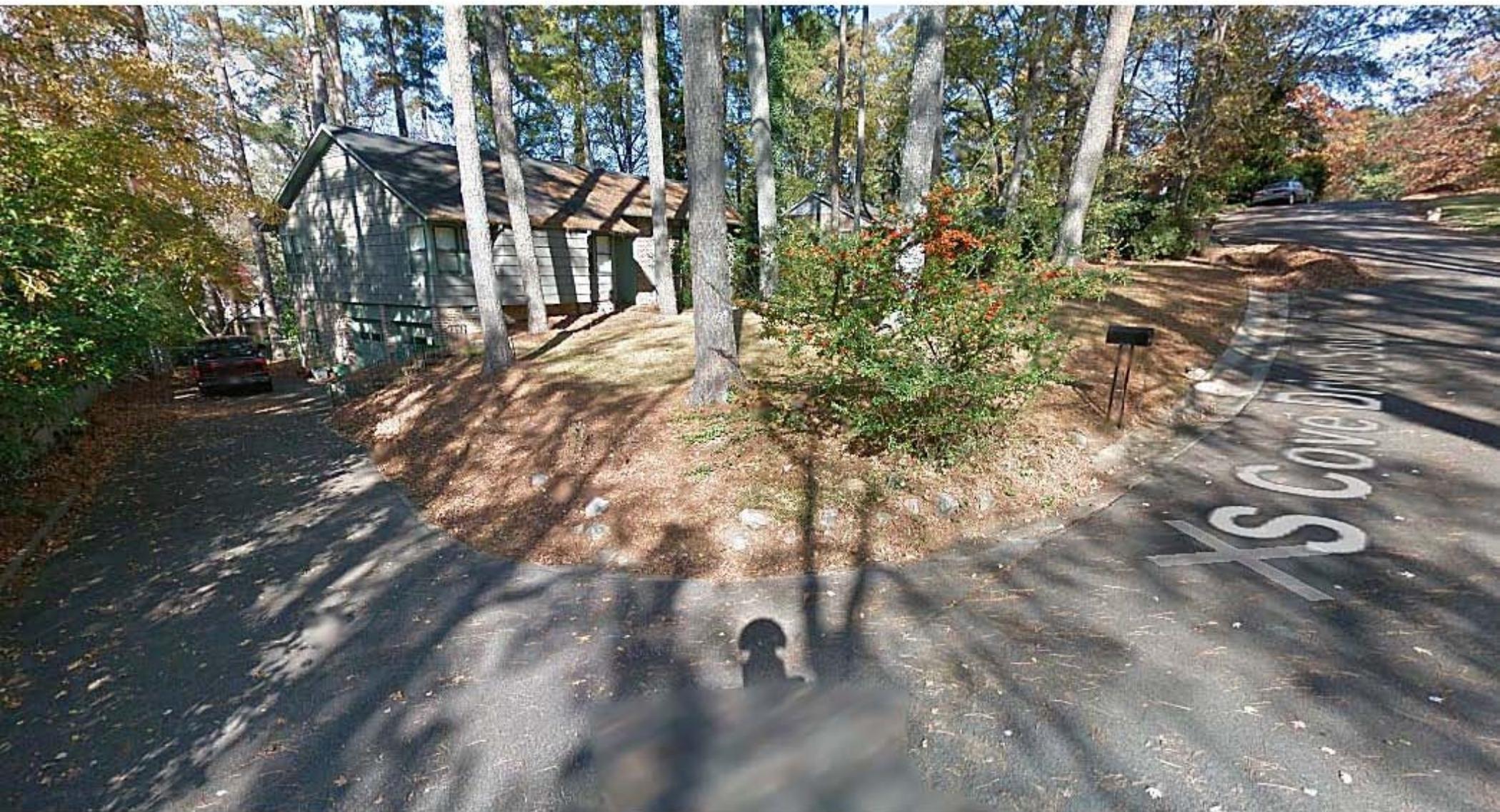
St. Luke's  
Episcopal Church

Montro













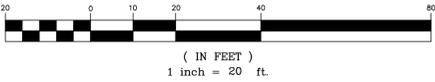
# PARTIAL TOPOGRAPHIC SURVEY SAINT LUKES EPISCOPAL CHURCH

SITUATED IN THE NORTHEAST QUARTER OF SECTION 4,  
TOWNSHIP 18 SOUTH RANGE 2 WEST,  
JEFFERSON COUNTY ALABAMA.

PREPARED FOR:  
**LBVD, INC.**  
716 SOUTH 30TH STREET  
BIRMINGHAM, AL 35233  
(205) 251-4500



GRAPHIC SCALE



**SURVEY CONTROL**

THE BASIS OF BEARINGS AND OR  
COORDINATES SHOWN ON THIS SURVEY ARE  
BASED ON ALABAMA STATE PLANE WEST ZONE,  
GRID NORTH, NAD 83(2011) AND VERTICAL  
DATUM IS SITE SPECIFIC.

LEGEND			
	CONTROL POINT	FL	FLOWLINE
	EXISTING SPOT ELEVATION	GI	GRATE INLET
	LIGHT POLE	RCP	REINFORCED CONCRETE PIPE
	GRATE INLET	PVC	POLYVINYL CHLORIDE PIPE
	SANITARY MANHOLE	CPP	CORRUGATED PLASTIC PIPE
	BOLLARD		WROUGHT IRON FENCE
	HARDWOOD TREE		ASPHALT
	SOFTWOOD TREE		BRICK
	STEP COUNT		CONCRETE
			STONE

BECKHAM'S RESURVEY OF  
ACREAGE 1/4<sup>TH</sup> OF GLENBROOK  
MAP BOOK 34 PAGE 38  
LOT 4

BECKHAM'S RESURVEY OF  
ACREAGE 1/4<sup>TH</sup> OF GLENBROOK  
MAP BOOK 34 PAGE 38  
LOT 5

ST LUKES  
PARKING LOT

SOUTH COVE ADDITION  
MAP BOOK 36, PAGE 75  
LOT 2

SOUTH COVE ADDITION  
MAP BOOK 36, PAGE 75  
LOT 4

1' GRATED  
TRENCH DRAIN

SSMH  
RIM 731.92'

SSMH  
RIM 736.71'

SSMH  
RIM 749.07'

SSMH  
RIM 752.94'

SSMH  
RIM 752.71'

GI  
GRATE 741.07'  
18" FL IN 735.57'  
12" FL IN 737.62'  
6" FL IN 737.57'  
18" FL OUT 737.37'

FOUND IRON  
(CAPPED HMM)

FOUND IRON  
(CAPPED HMM)

PIPE END NOT FOUND,  
POSSIBLE JUNCTION

GI  
GRATE 742.73'  
FL 741.55'

GI  
GRATE 743.74'  
FL 740.34'

GI  
GRATE 747.71'  
12" FL IN 744.11'  
18" FL OUT 742.11'

AE CONTROL  
LONG NAIL  
N:1274500.98  
E:2198448.68  
EL:755.98

- NOTES:
- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
  - ALL BEARINGS AND/OR ANGLES, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED: DEED=(D); MEASURED=(M); PLAT=(P).
  - UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.
  - THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.



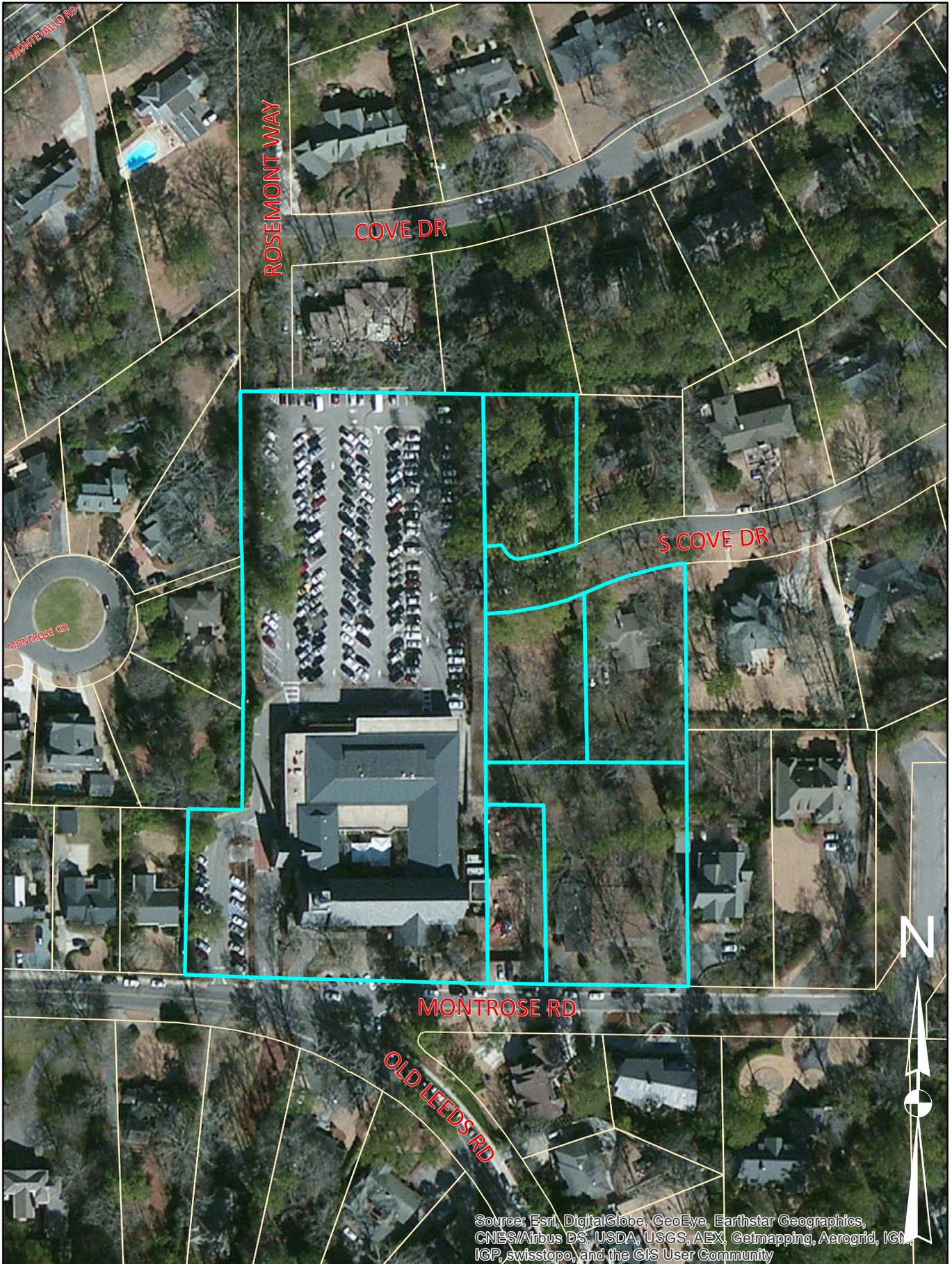
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DRAWING TITLE PARTIAL TOPOGRAPHIC SURVEY SAINT LUKES EPISCOPAL CHURCH		DRAWN BY	SAE
LOCATION & DESCRIPTION SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 SOUTH RANGE 2 WEST, JEFFERSON COUNTY ALABAMA.		CHECKED BY:	JDA
		DATE:	7/29/2016
		SCALE:	1" = 20'
		PARTY CHIEF	YA
		PROJECT NO.:	61408
		SHEET	1 OF 1

# P-16-24 Aerial



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Sec. 129-296. - Buffers and privacy fences and walls.

In cases in which a buffer, a green belt or a privacy fence is required between adjoining parcels, the following shall constitute the minimum requirements therefore, unless otherwise specified in individual cases:

- (1) Buffers and green belts. For a buffer or green belt, a planted strip of land at least 15 feet in width, composed of living deciduous or evergreen trees spaced not more than ten feet apart, and at least one row of dense evergreen shrubs spaced not more than five feet apart, all of which shall be maintained in perpetuity by the property owner who is required to establish such buffer or green belt, or his heirs, successors or assigns.
- (2) Privacy fences and walls. For a privacy fence or wall, a solid wooden fence or brick wall (meaning a fence or wall with no openings or gaps in it, except for a gate which must be closed at all times except when it is in use) six feet in height and, with respect to fences, with all supporting members being on the side of the fence which faces the parcel, the owner of which is required to provide the fence. The fence or wall must be at least five feet inside, and parallel to, the property line of the parcel which is to be screened from view. The area between the privacy fence or wall and the property line shall be grassed, landscaped or otherwise maintained as a buffer or green belt, and both said grassed or landscaped area and the fence or wall shall be perpetually maintained in a neat and orderly condition by the owner of the parcel which is to be screened from view. Nothing contained in this subsection shall permit the construction of a fence or wall more than four feet in height in the required front setback of a parcel or more than eight feet in height between the required front setback line and the existing front building line, or in any required side or rear setback, unless a fence or wall higher than herein specified is specifically permitted by another provision of this Code.

(Ord. No. 1224, 2-26-96; Ord. No. 1840, § 10, 2-14-2011; Ord. No. 1869, § 2, 4-9-2012)



## Planning Commission Application PART I

### Project Data

Address of Subject Property 2917 FAIRWAY DRIVE

Zoning Classification Res-A

Name of Property Owner(s) ADELAIDE + RUSSELL VANDEVELDE

Phone Number 870-4639 Email RUSSELLVREBSCOMP.COM

Name of Representative Agent (if applicable)

Ray Weygard

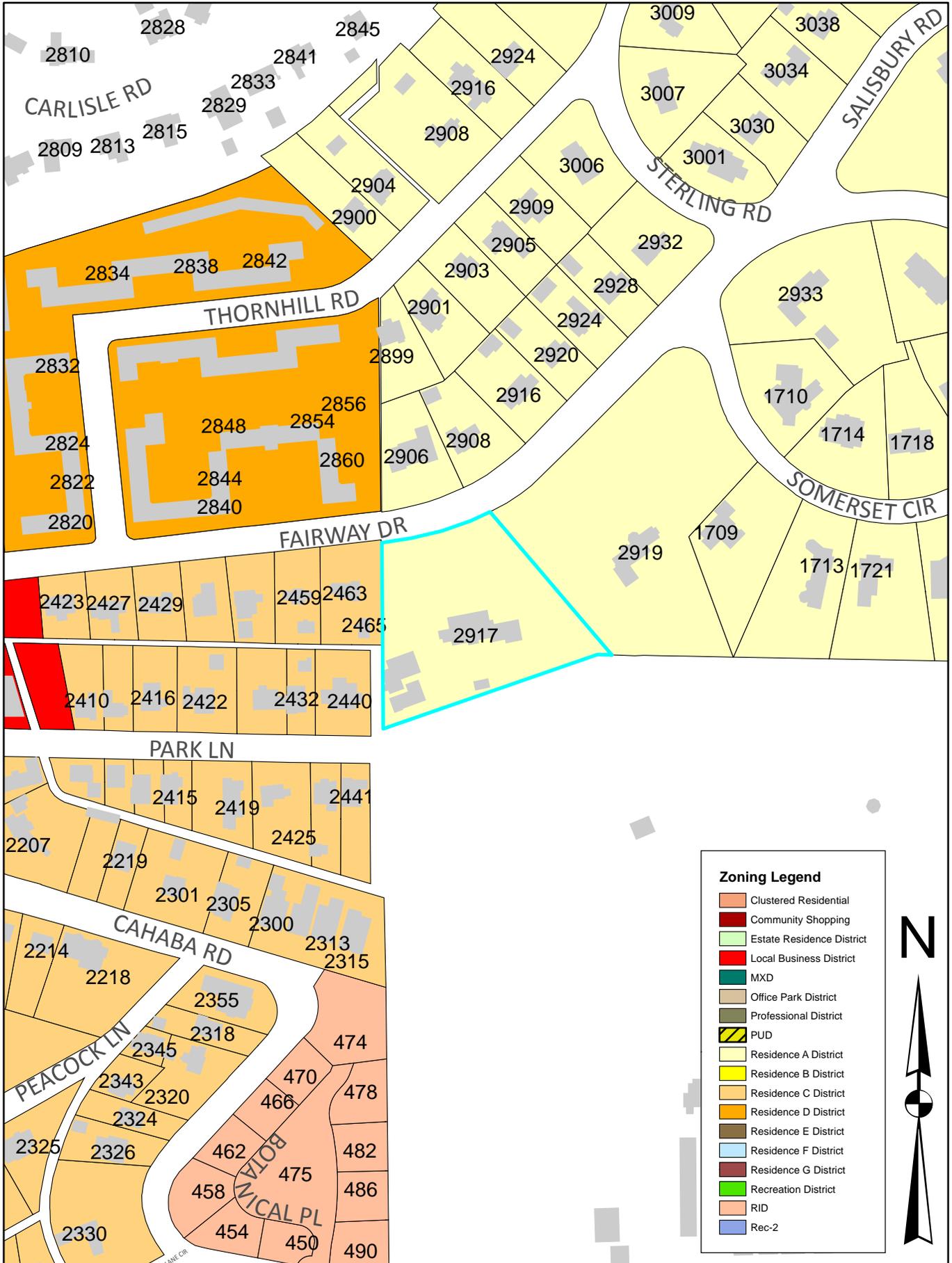
Phone Number 942-0086 Email ray-weygard@

Property owner or representative agent must be present at hearing bellsouth.net

### 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-16-25 Zoning



**Zoning Legend**

- Clustering 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
- Residence G District
- Recreation District
- RID
- Rec-2



# P-16-25

## Resurvey in existing Residence A zoning

- ✓ “Clean-up” resurvey
- ☑ **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 all required building setbacks (front and rear 40 feet; sides 15 feet);
- ✓ 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: Vandavelde’s Resurvey
  - CURRENT ZONING: Residence A
  - OWNERS: Russell and Adelaine Vandavelde
  - LOCATION: 2917 Fairway Drive

P-10-25

### VANDELVELDE'S RESURVEY

BEING A RESURVEY OF LOTS 264, 265 PART OF LOT 266, BLOCK 18, REDMONT PARK, FIFTH SECTOR, MAP BOOK 10 PAGE 41 AND ACREAGE SITUATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 WEST JEFFERSON COUNTY, ALABAMA



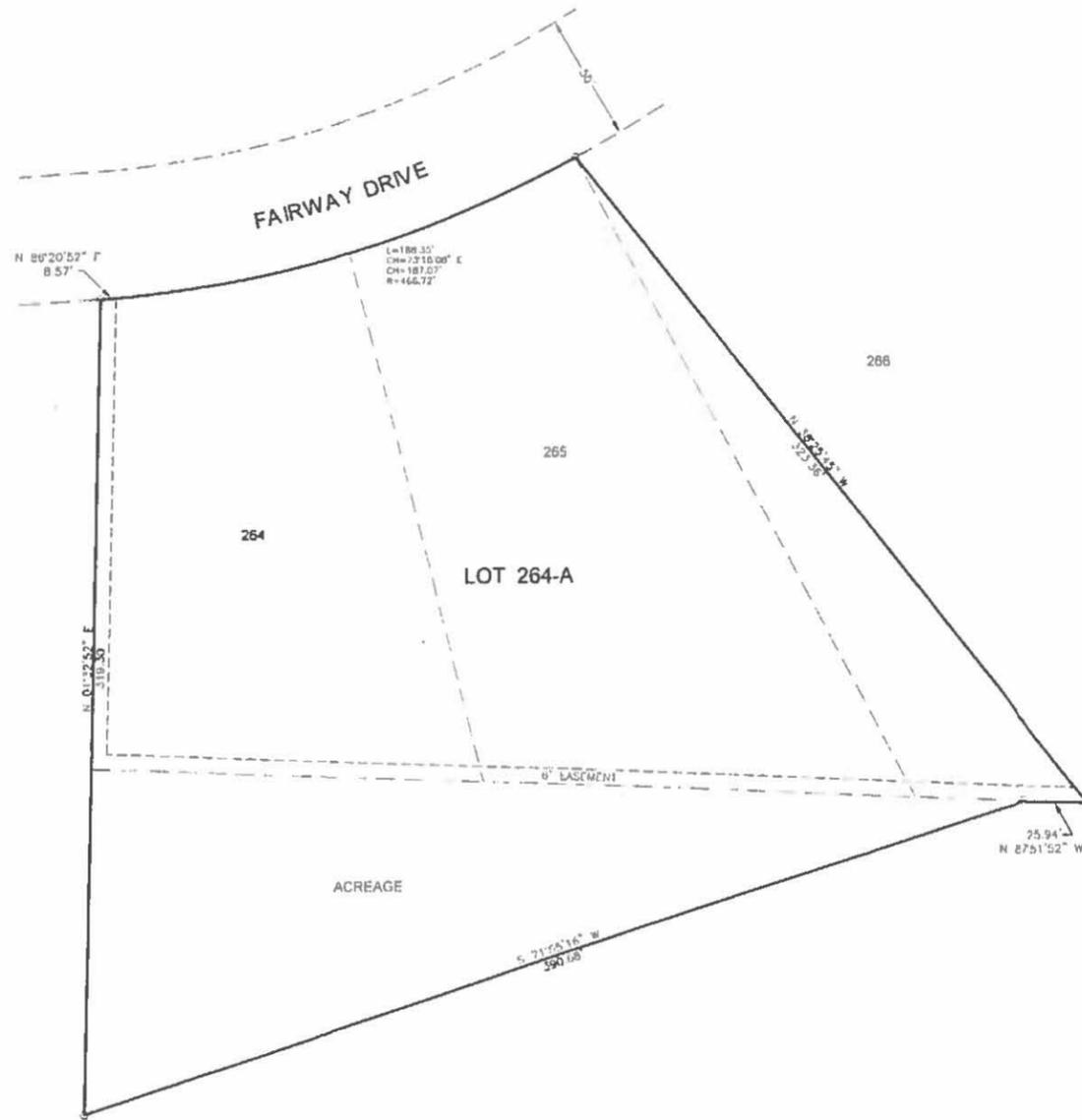
WEYGAND SURVEYORS, INC.  
Roy Weygand, Reg. L.S. #22493  
109 Dunlap Road, Tallapoosa, AL 35208  
Phone: (205) 842-0088 Fax: (205) 842-0087

DATE: AUGUST 2016



**LEGEND**

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



STATE OF ALABAMA  
JEFFERSON COUNTY

The undersigned, Roy Weygand, Registered Land Surveyor, State of Alabama and Russell H. Vandeveld, Owner, whose names are signed to this certificate, do hereby certify that this is a true and correct copy of a survey made by Roy 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 location of the land so plotted to the map of VANDELVELDE'S RESURVEY and to the government survey of Section 5, Township 18 South, Range 2 West 1, Roy 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.

BY WITNESS WHEREOF, we have hereunto set our hands this the 9th day of AUGUST, 2016.  
By [Signature] Roy Weygand  
Reg. L.S. #22493  
By [Signature] Russell H. Vandeveld IV - Owner

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Jame J. Neen, a Notary Public in and for said County and State hereby certify that Roy 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 9th day of August, 2016.

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

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Jame J. Neen, a Notary Public in and for said County and State hereby certify that Russell H. Vandeveld IV, whose name is signed to the foregoing certificate as Owner, 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 9th day of August, 2016.

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

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Chairman, Mountain Brook Planning Commission

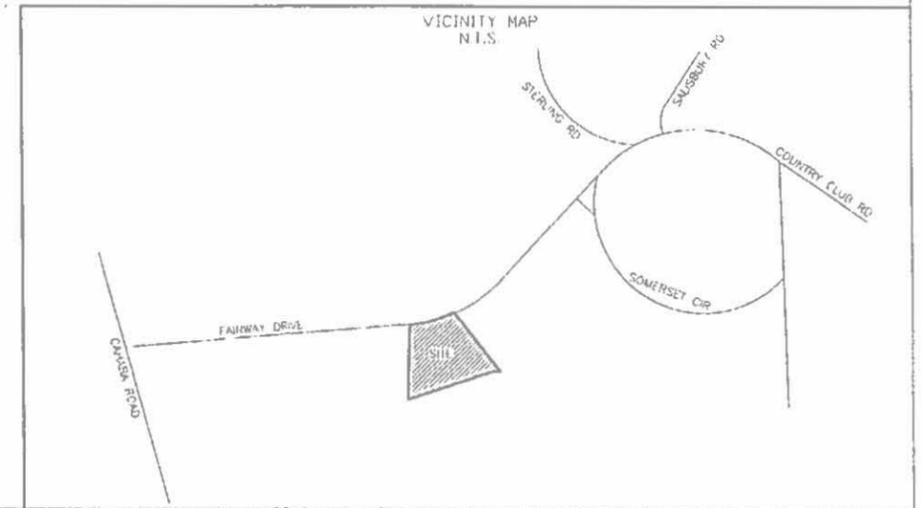
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Secretary, Mountain Brook Planning Commission

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 DIMENSIONS AFTER THIS DATE MAY VOID THIS APPROVAL.

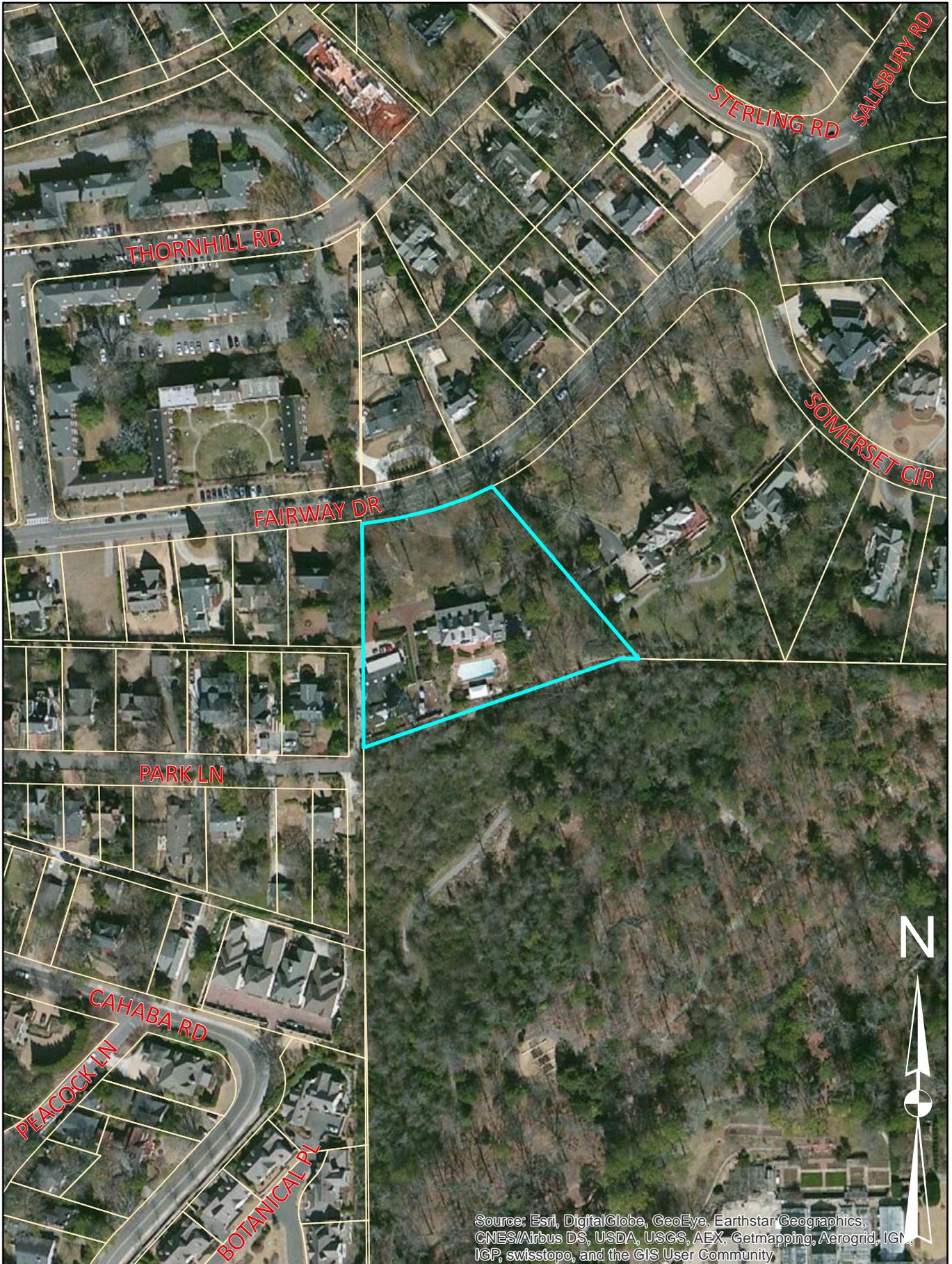
DIRECTOR OF ENVIRONMENTAL SERVICES \_\_\_\_\_ DATE: \_\_\_\_\_

**NOTES:**

- ALL EASEMENTS SHOWN ON THIS PLAT ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, AND STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY HEREIN 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.
- BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.
- BUILDER WILL BE RESPONSIBLE FOR MAINTAINING THE LOTS OR FOR ELEVATION FOR ALL MANHOLES AND VAID PIPES 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 SERVED.
- 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 COMPACTINGS 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-16-25 Aerial



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community