

PLANNING COMMISSION PACKET

July 24, 2015

Hello All,

Enclosed please find your packet for the meeting of August 3, 2015.

We have:

- 4 resurveys

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
- August 3, 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

**MOUNTAIN BROOK PLANNING COMMISSION
MOUNTAIN BROOK CITY HALL
56 CHURCH STREET**

**AUGUST 3, 2015
5:30 P.M.**

I. CALL TO ORDER:

II. APPROVAL OF AGENDA:

III. APPROVAL OF MINUTES: July 6, 2015

NEW CASES:

IV. 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**

V. 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 ¼ and the NW ¼ of Section 8, Twp-18S, R-2W, Jefferson County, Alabama. – **2540 Canterbury Road**

VI. 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 ¼ of the SW ¼ of Section 4, Twp-18S, R-2W, Jefferson County, Alabama. – **3 Clarendon Road.**

VII. 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 ¼ of the NE ¼ of Section 5, Twp-18S, R-2W, Jefferson County, Alabama. – **3 Ridge Drive**

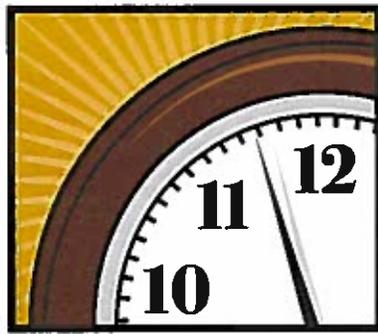
VIII. OLD BUSINESS:

IX. NEW BUSINESS:

X. NEXT MEETING: Tuesday, September 8, 2015.

XIII. ADJOURNMENT:

MINUTES



**MOUNTAIN BROOK PLANNING COMMISSION
MINUTES
JULY 6, 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, July 6, 2015, at 5:30 p.m. Present were Chairman Fred Murray, Vice Chair Susan Swagler, Alice Williams, Cay Alby, Jack Carl, Philip Black and Jamie Gregory. Also present were City Planner Dana Hazen, City Attorney Carl Johnson, Building Official Glen Merchant, and Administrative Assistant Tammy Graham.

1. CALL TO ORDER:

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

2. AGENDA:

There were no changes to the agenda.

3. APPROVAL OF MINUTES: JUNE 1, 2015

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

NEW CASES:

4. 1957: WEATHERS RESURVEY, BEING A RESURVEY OF LOT 108 AND THE NORTHEAST 25 FEET OF LOT 109 OF PINE CREST AS RECORDED IN MAP BOOK 18, PAGE 84 IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA; SITUATED IN NW-1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA. - 2950 PINE HAVEN DRIVE.

Mr. Ray Weygand, Weygand Surveyors, 169 Oxmoor Road, appeared before the Commission on behalf of his clients, Dan and Hill Weathers, and their request for a clean-up resurvey.

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

5. 1958: CAINE DELL ROAD RESURVEY, BEING A RESURVEY OF LOT 70 LESS THE EAST 20' THEREOF AND THE EAST 20' OF LOT 69 OF MOUNTAIN BROOK LAND CO., DELL ROAD SECTOR AS

RECORDED IN MAP BOOK 19, PAGE 45 IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA; SITUATED IN THE SW-1/4 OF SW-1/4 OF SECTION 3, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA. – 3336 DELL ROAD.

Mr. Ray Weygand, Weygand Surveyors, 169 Oxmoor Road, appeared before the Commission on behalf of his clients, William and Kelley Caine, and their request for a clean-up resurvey.

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. 1959: CONSIDERATION OF AN AMENDED DEVELOPMENT PLAN FOR CRESTLINE ELEMENTARY SCHOOL TO REMODEL THE CONCESSION STAND AT THE RECREATION FIELD. – 3785 JACKSON BOULEVARD.

Mrs. Shanda Williams, Parks and Recreation Director for the City of Mountain Brook, stated that this request is from the Parks and Recreation Board, with approval of Mr. Tommy Prewitt (Facilities Director of Mountain Brook Schools) and the Board of Education Commission. The request is for an 8'x10' restroom at Crestline Elementary School athletic field, to be added to the right side of the concession stand building.

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

7. 1960: REQUEST TO ALLOW ENTRY GATE AND FENCING TO BE 5 FEET 4 INCHES AND ENTRY COLUMNS TO BE 8 FEET IN LIEU OF THE ALLOWED 4 FOOT HEIGHT LIMIT IN THE FRONT SETBACK – 2400 CAHABA ROAD. MANNING PARTNERS, LLC.

Mr. Lauren Barrett, Barrett Architecture Studio, spoke on behalf of his client, Manning Partners, LLC, regarding The Manning condominium project that is under construction. The request involves the gated entrance into the property. There will be a sixteen-inch tall brick base with a five-foot tall aluminum picket fence above it. The gate will be five-foot, four-inches tall, and the two brick columns on either side of the gate would have the property address posted. Mr. Barrett stated that this request involves a taller fence for a short distance.

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

8. HOME OCCUPATION: 4432 FREDERICKSBURG DRIVE – RICHARD REEDER.

Mr. Reeder, 4432 Fredericksburg Drive, stated that he and his wife are requesting approval to have a home occupation consisting of sublimated printing of personalized products, such as cell phone covers, bag tags, etc.

Mrs. Hazen inquired how orders would be taken. Mr. Reeder stated that orders would be taken over the phone and internet, thereby not creating an additional traffic flow.

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

9. NEW BUSINESS:

Appoint City Planner Dana Hazen as advisory member.

Mr. Carl made a motion to send a recommendation to the Mayor to appoint Dana Hazen as a non-voting advisory member of the Planning Commission. Mr. Black seconded the motion and, when put to a vote, the motion passed with unanimous consent.

10. OLD BUSINESS:

11. NEXT MEETING: August 3, 2015

12. ADJOURNMENT:

There being no further business to come before the Commission at this time, the meeting was adjourned at 5:52 p.m.

Tammy Graham, Administrative Assistant



Planning Commission Application PART I

Project Data

Address of Subject Property 3097 Salisbury Road / 3212 Rockledge Road

Zoning Classification Res A

Name of Property Owner(s) Angela W. Wood / David + Martha Elliott

Phone Number (205) 907-6056 Email awadewood@gmail.com

Name of Representative Agent (if applicable)

~~Angela~~ Ray Weygard

Phone Number 942-0086 Email ray-weygard@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.

1961

Description/Scope of Project:

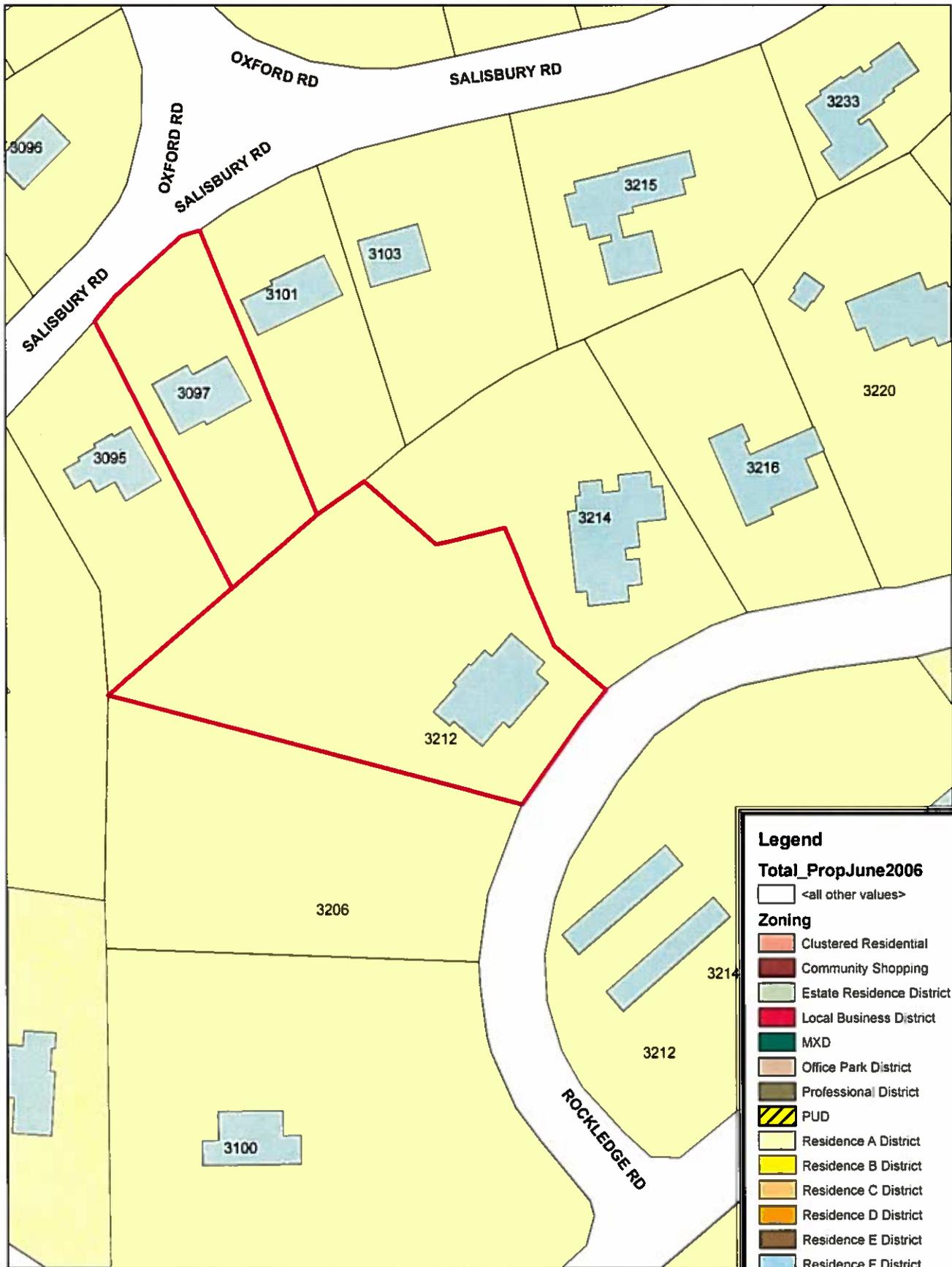
We wish to purchase a parcel of land from David and Martha Elliott that adjoins the Southern boundary of our property located at 3097 Salisbury Road and combine it to our current lot.



Dave W. Wood III

07 / 09 / 2015

Date



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



1961

Resurvey in existing Residence A zoning

- ✓ Resurvey taking approximately 75 feet from the rear of Lot 17-C and adding it to the rear of Lot 28 (to be renamed Lots 17-D and 28-A).
- ☑ **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: Wood-Elliott Resurvey

CURRENT ZONING: Residence A

OWNERS: Angela Wood
David and Martha Elliott

LOCATION: 3097 Salisbury Road & 3212 Rockledge Road

1961

LEGEND

SQ. FT.	SQUARE FEET
AC.	ACRES
Δ	MORE OR LESS
∠	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

WOOD - ELLIOTT RESURVEY

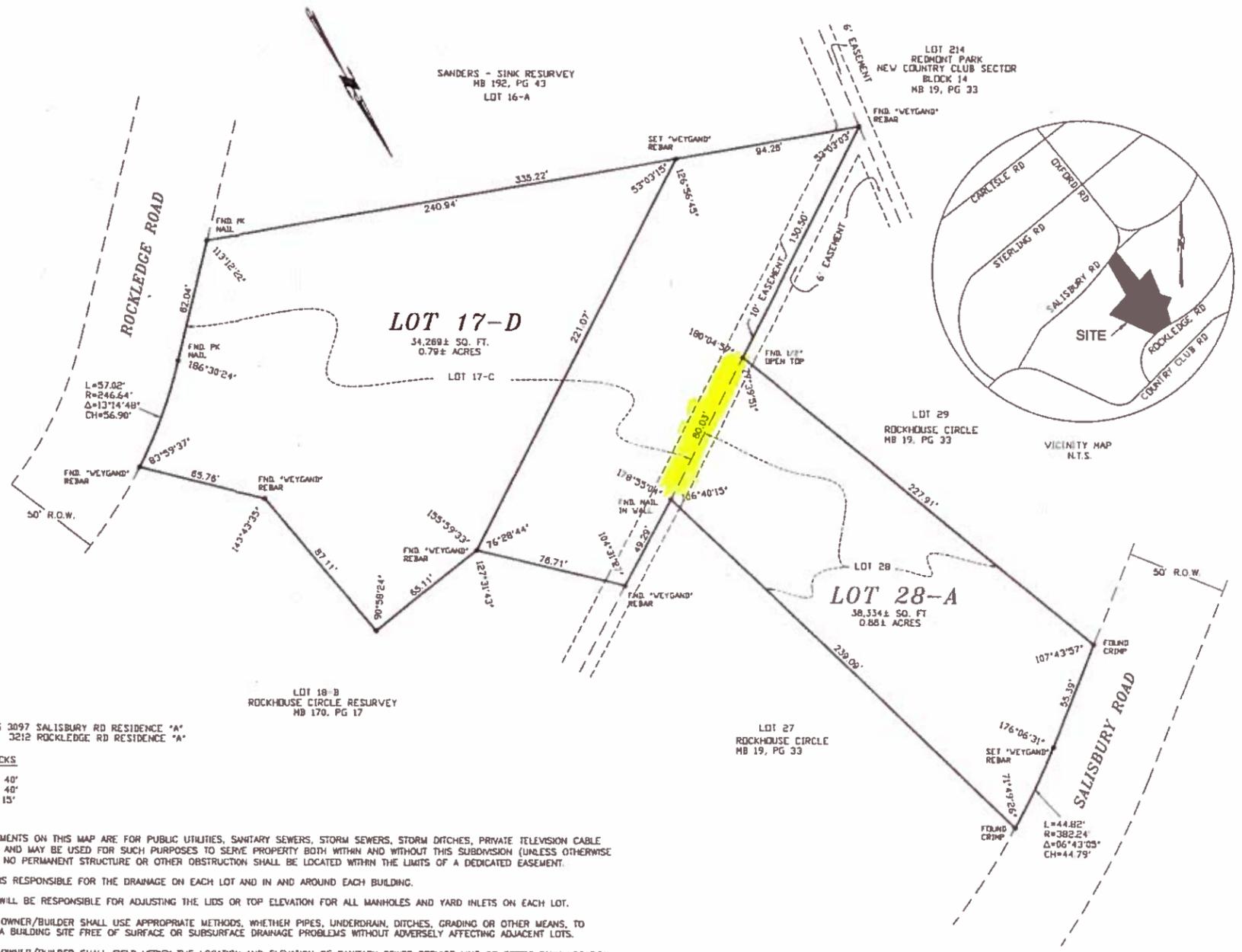
BEING A RESURVEY OF LOT 28 OF ROCKHOUSE CIRCLE AS RECORDED IN MAP BOOK 19, PAGE 33 AND LOT 17-C OF SANDER - SINK RESURVEY AS RECORDED IN MAP BOOK 192, PAGE 43 ALL IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

SITUATED IN THE NE ¼ OF SW ¼ & SE ¼ OF NW ¼ SECTION 5, T-18S, R-2W, JEFFERSON COUNTY, ALABAMA

SCALE: 1"=30'

DATE: JULY 2015

WEYGAND SURVEYORS, INC.
 Ray Weygand, Reg. L.S. #24873
 169 Oriole Road, Homewood, AL 35208
 Phone (205) 942-0088 Fax: (205) 942-0087



STATE OF ALABAMA
 JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Angie Wood, Owner Lot 28-A and David A. Elliott and wife Martha M. Elliott, Owners Lot 17-D, 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 WOOD - ELLIOTT 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 7 day of July, 2015.

By: Ray Weygand (Signature) Ray Weygand, Reg. L.S. #24873
 By: Angie Wood (Signature) Angie Wood - Owner Lot 28-A
 By: David A. Elliott (Signature) David A. Elliott - Owner Lot 17-D
 By: Martha M. Elliott (Signature) Martha M. Elliott - Owner Lot 17-D

STATE OF ALABAMA
 JEFFERSON COUNTY

I, Jamie J. Neely (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 7th day of July, 2015.

By: Jamie J. Neely (Signature) Notary Public - My commission expires: 7-7-18

STATE OF ALABAMA
 JEFFERSON COUNTY

I, Jamie J. Neely (Signature), a Notary Public in and for said County and State hereby certify that Angie Wood, whose names are signed to the foregoing certificate as Owners of Lot 28-A, 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 7th day of July, 2015.

By: Jamie J. Neely (Signature) Notary Public - My commission expires: 7-7-18

STATE OF ALABAMA
 JEFFERSON COUNTY

I, Jamie J. Neely (Signature), a Notary Public in and for said County and State hereby certify that David A. Elliott, and wife, Martha M. Elliott, whose names are signed to the foregoing certificate as Owners of Lot 17-D, 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 7th day of July, 2015.

By: Jamie J. Neely (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 _____

ZONING 3097 SALISBURY RD RESIDENCE "A"
 3212 ROCKLEDGE RD RESIDENCE "A"

SETBACKS
 FRONT 40'
 REAR 40'
 SIDE 15'

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.

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.

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



1961





Planning Commission Application PART I

Project Data

Address of Subject Property 2540 Canterbury Rd, Mountain Brook

Zoning Classification R-A

Name of Property Owner(s) Cecilia Matthews

Phone Number 205-871-5082 Email _____

Name of Representative Agent (if applicable)

Joseph A. Miller III

Phone Number 205-320-0114 Email jmillier@mtmengineers.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.

1463

2217 10th Court South
Birmingham, AL 35205

Telephone (205) 320-0114

July 7, 2015

City of Mountain Brook
Dana Hazen, City Planner
56 Church Street
Mountain Brook, AL 35213

Re: 2540 Canterbury Road, Mountain Brook

Dear Ms. Hazen:

Cecilia Matthews' residence is situated on the northeast 25' of lot 285 and all of lot 286, Mountain Brook Estates Canterbury Sector and Mountain Brook Village, recorded in map book 19 page 40.

We are requesting a resurvey to combine the northeast 25' of lot 285 and all of lot 286 into 1 large lot to meet the requirements of Mountain Brook Subdivision Regulations.

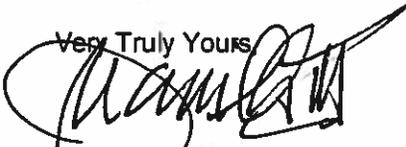
She has engaged ArchitectureWorks, Dick Pigford, AIA. The proposed project consists of renovation of the existing kitchen area and construction of a new addition for a Gallery and Master Bedroom at the back of the existing residence. All new construction is within the existing rear and side yard setbacks complying with the existing Zoning Ordinance – Residence A.

Tommy Holcombe, Landscape Architect, with Holcombe Norton will design the new patio, new landscape areas, and grading plan.

Joseph A. Miller, III, PE/PLS prepared the boundary and partial topographic survey, site plan and drainage plan. The addition will utilize stormwater detention to mitigate increase in stormwater runoff arising from the project having 34% impervious area from the maximum 30% impervious area. The storm sewer, inlets, drainage structures, and erosion control plan will be designed Joseph A. Miller, III, PE/PLS.

Construction documents for all of the above will be submitted for all required permits to build the addition.

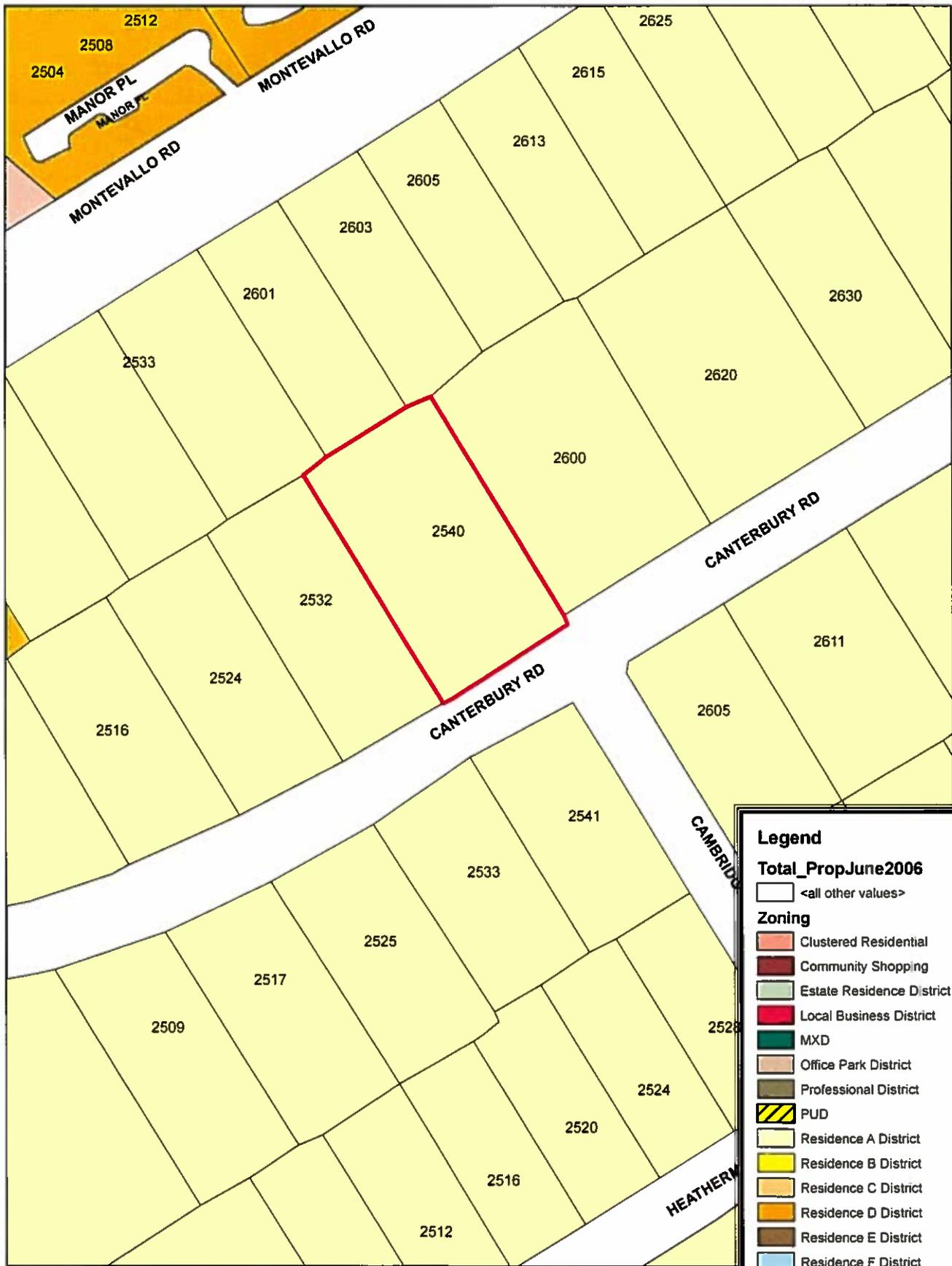
Very Truly Yours



Joseph A. Miller, III, PE/PLS
AL Reg. # 17054

JAMIII/shd

Enclosures



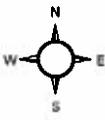
Legend

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



1963

Resurvey in existing Residence A zoning

- ✓ “Clean-up” resurvey
- ☑ **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 Lots 285 & 286 Canterbury Addition to Mountain Brook

CURRENT ZONING: Residence A

OWNER: Cecilia Matthews

LOCATION: 2540 Canterbury Road



1963



Planning Commission Application PART I

Project Data

Address of Subject Property 3 CLARENDON ROAD

Zoning Classification RES "D"

Name of Property Owner(s) MR. and MRS. JACK SHARMAN

Phone Number 205.970.8811 Email _____

Name of Representative Agent (if applicable)

CAREY HOLLINGSWORTH, ARCHITECT

Phone Number 205.907.3711 Email ch3archeat1.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.

1964



July 9, 2015

Planning Commission
City of Mountain Brook
56 Church Street
Mountain Brook, Alabama 35213

RE : 3 Clarendon Road

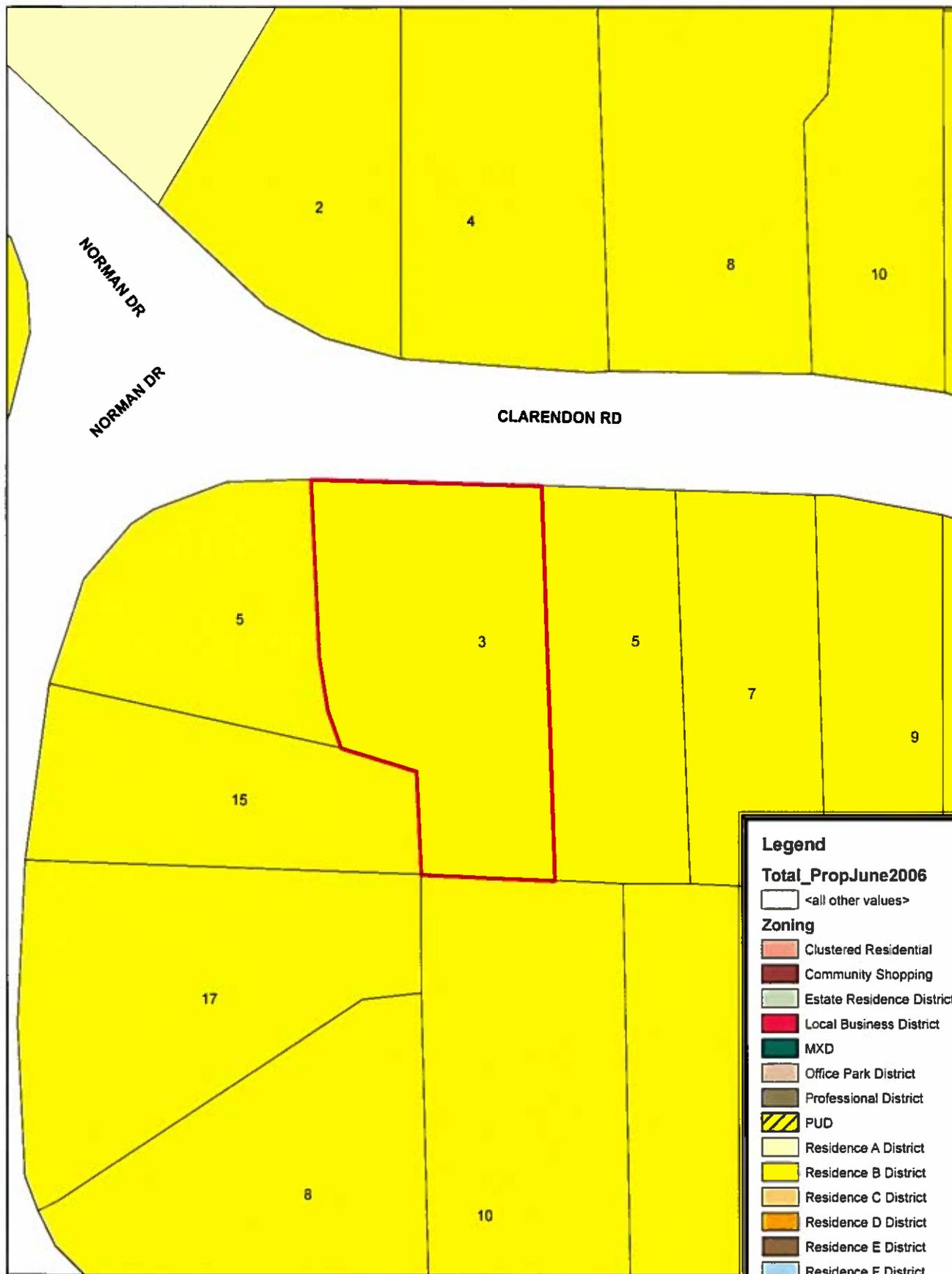
Dear Commissioners,

On behalf of Mr. and Mrs. Jack Sharman I request approval of the enclosed "cleaned up" survey. We are planning a two story deck / screened porch addition to the rear of the existing residence. The existing residence meets all setback requirements and the addition will be designed to meet the setbacks as well.

Thank you for your consideration,

Very Truly Yours,

Carey F. Hollingsworth, III, AIA



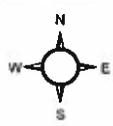
Legend

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

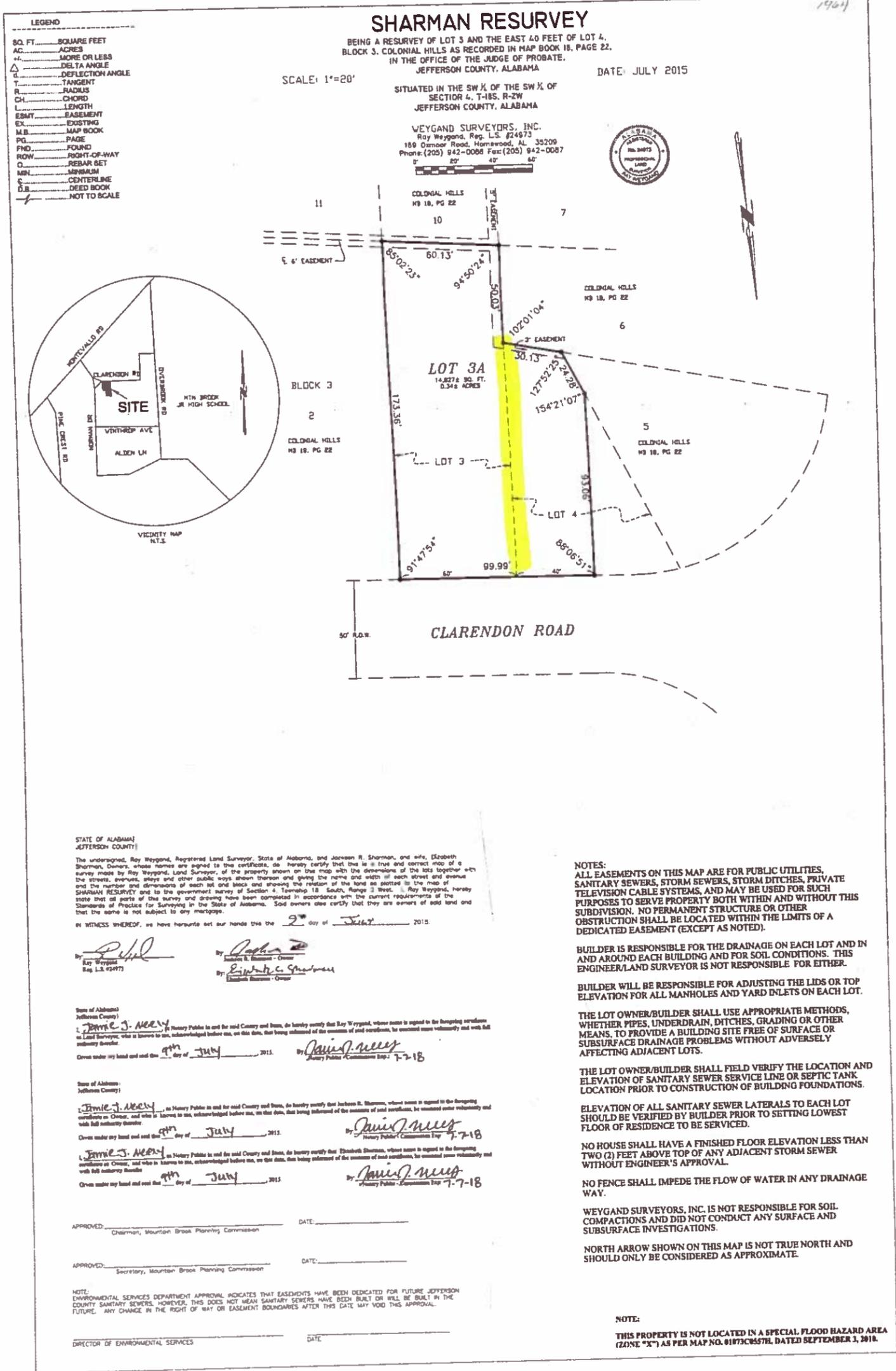


1964

Resurvey in existing Residence B 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 B) on plat;
 - 2) indicate required building setbacks;
- ✓ Meets the Zoning Regulations for the Residence B 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: Sharman Resurvey
 - CURRENT ZONING: Residence B
 - OWNERS: Mr. and Mrs. Jack Sharman
 - LOCATION: 3 Clarendon Road

1964



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
- P.G. PAGE
- FND. FOUND
- R.O.W. RIGHT-OF-WAY
- O. OBLIQUE
- MIN. MINIMUM
- C. CENTERLINE
- D.B. DEED BOOK
- NOT TO SCALE

SHARMAN RESURVEY

BEING A RESURVEY OF LOT 3 AND THE EAST 4.0 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

SCALE: 1"=20'

DATE: JULY 2015

SITUATED IN THE SW ¼ OF THE SW ¼ OF
SECTION 4, T-18S, R-ZW
JEFFERSON COUNTY, ALABAMA

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



STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Jackson R. Shorman, and wife, Elizabeth Shorman, Owners, whose names are signed to the 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 the 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 as shown to the map of and the SHARMAN RESURVEY and to the government survey of Section 4, Township 18 South, Range 3 West. Ray Weygand, hereby states that all parts of the 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 2nd day of July, 2015.

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

By: *[Signature]*
Elizabeth Shorman - Owner

By: *[Signature]*
Jackson R. Shorman - Owner

State of Alabama
Jefferson County

I, *[Signature]*, as County Public in and for said County and State, do hereby certify that Ray Weygand, whose name is signed to the foregoing certificate as Surveyor, and who is known to me, acknowledged before me, on this date, that being satisfied of the contents of said certificate, he executed same voluntarily and with full authority.

Given under my hand and seal this 2nd day of July, 2015. By: *[Signature]*
County Public - Commission Exp. 7-7-18

State of Alabama
Jefferson County

I, *[Signature]*, as County Public in and for said County and State, do hereby certify that Jackson R. Shorman, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this date, that being satisfied of the contents of said certificate, he executed same voluntarily and with full authority.

Given under my hand and seal this 2nd day of July, 2015. By: *[Signature]*
County Public - Commission Exp. 7-7-18

I, *[Signature]*, as County Public in and for said County and State, do hereby certify that Elizabeth Shorman, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this date, that being satisfied of the contents of said certificate, she executed same voluntarily and with full authority.

Given under my hand and seal this 2nd day of July, 2015. By: *[Signature]*
County Public - Commission Exp. 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:
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BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING AND FOR 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.

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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.

NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 0173C6576L, DATED SEPTEMBER 3, 2010.



1964



1965



Planning Commission Application PART I

Project Data

Address of Subject Property 3 Ridge Drive

Zoning Classification Res-A

Name of Property Owner(s) Hamilton & Reynolds Thompson

Phone Number 205.706.6864 Email crthompson@me.com

Name of Representative Agent (if applicable)

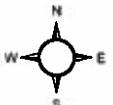
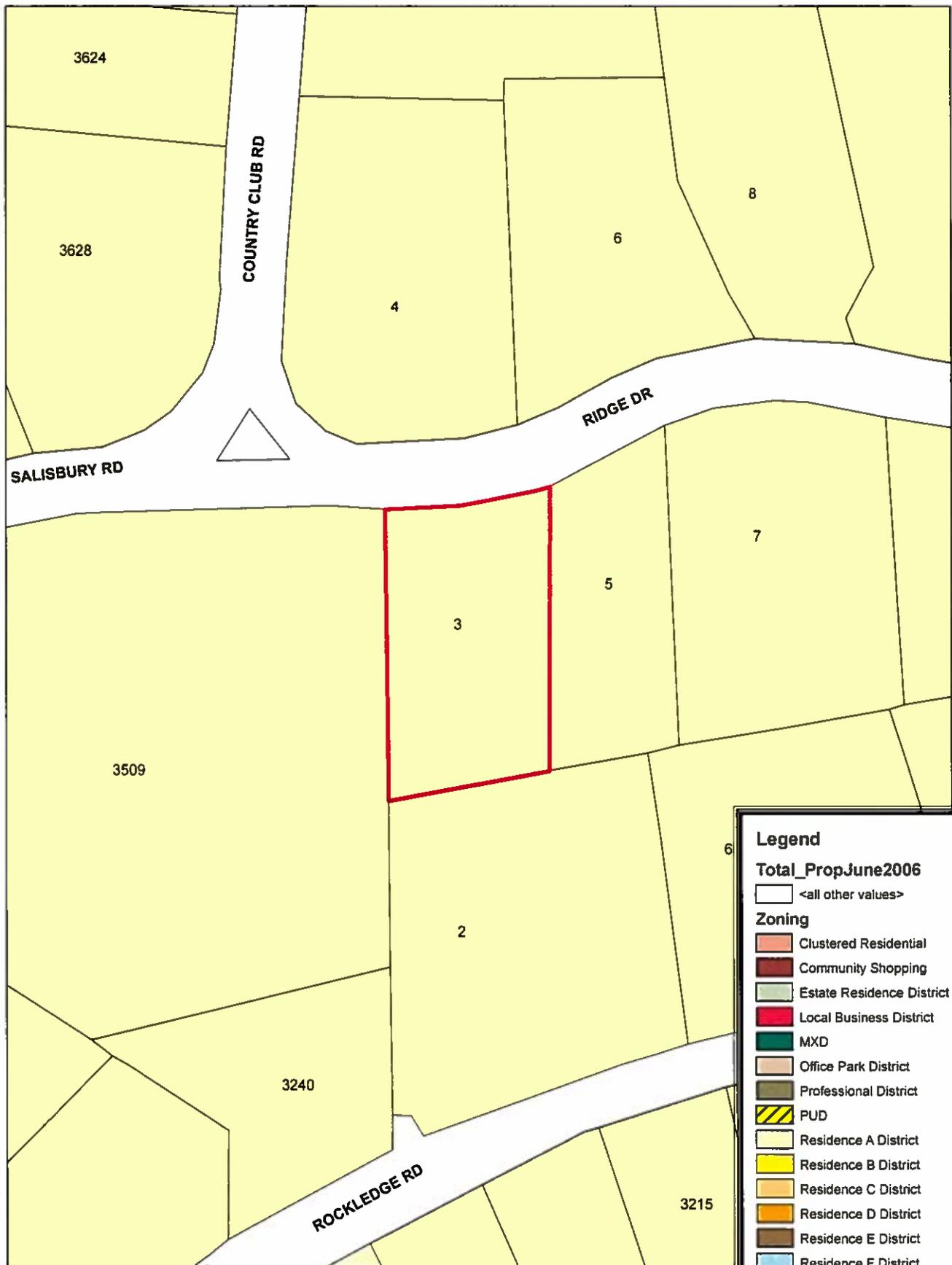
Ray Weygand

Phone Number 205.942.0086 Email ?

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.



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

1965

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 required 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: Thompson Rockridge Park Resurvey
 - CURRENT ZONING: Residence A
 - OWNERS: Hamilton and Reynolds Thompson
 - LOCATION: 3 Ridge Drive

1965

THOMPSON ROCKRIDGE PARK RESURVEY

BEING A RESURVEY OF LOT 1 AND THE EAST 25 FEET 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

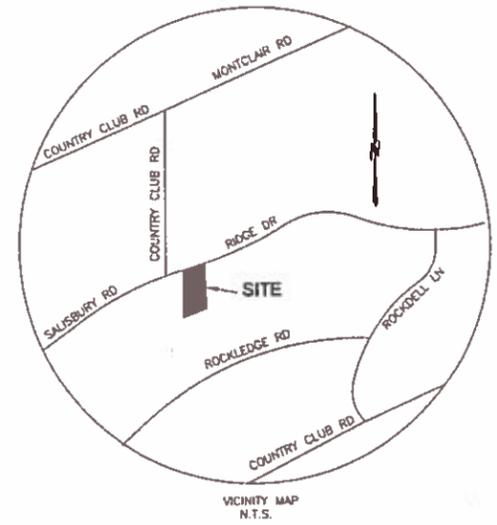
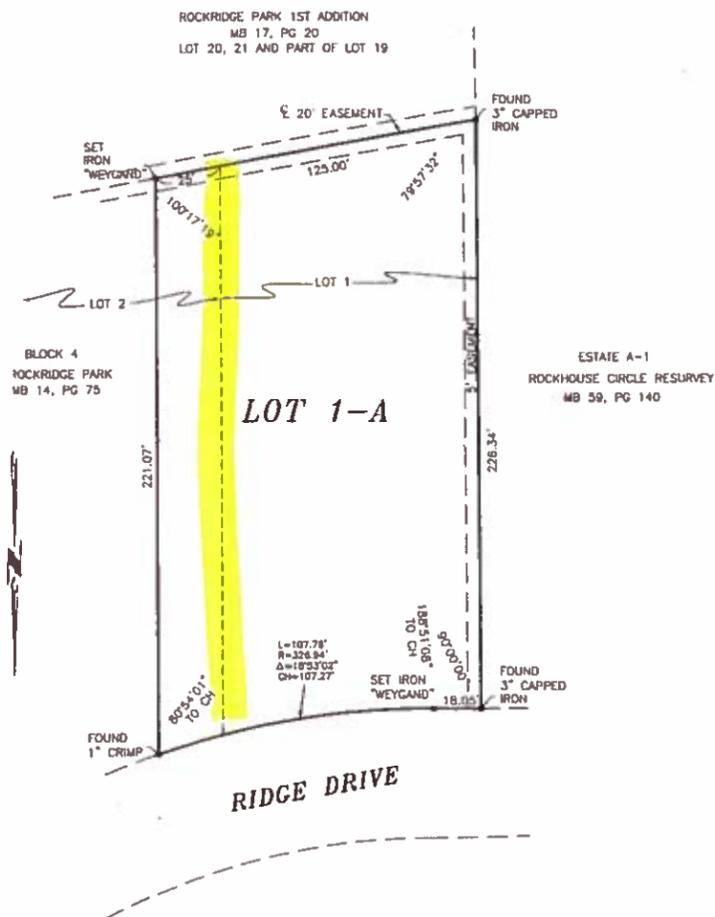
SITUATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA DATE: MARCH 2015

SCALE: 1"=30'

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



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



STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and C. Reynolds Thompson, III and wife Hamilton N. Thompson, 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 THOMPSON ROCKRIDGE PARK 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 26th day of March, 2015.

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

By: [Signature]
C. Reynolds Thompson, III - Owner

By: [Signature]
Hamilton N. Thompson - 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 26th day of March, 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 C. Reynolds Thompson, III, and wife Hamilton N. Thompson, 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 26th day of March, 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

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[Signature]
DIRECTOR OF ENVIRONMENTAL SERVICES

4/2/15
DATE

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1965

