

PLANNING COMMISSION PACKET

December 26, 2019

Hello All,

Enclosed please find your packet for the meeting of January 6, 2020.

We have:

- Three resurveys

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

www.mtnbrook.org

- Calendar (upper right corner)
- Planning Commission (January 6, 2020)
- Meeting Information (for agenda) and Supporting Documents (*to view proposed plans select link associated with the case number*)

If you have any questions about these cases please don't hesitate to give me a call at 802-3816 or send me an email at hazend@mtnbrook.org.

Looking forward to seeing you on Monday!

Dana

MEETING AGENDA
CITY OF MOUNTAIN BROOK
PLANNING COMMISSION
JANUARY 6, 2020
PRE-MEETING: (ROOM A106) 4:45 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: December 2, 2019
4. **Case P-20-01:** A resurvey of the easterly 40 feet of Estate 187 and the westerly 40 feet of Estate 188 New Country Club Sector of Mountain Brook Estates, as recorded in Map Book 17, Page 49, in the Office of the Judge of Probate, Jefferson County, Alabama; being situated in the north ½ of Section 8, Twp-18S, R-2W, Jefferson County, Alabama. - **2605 Montevallo Road.**
5. **Case P-20-02:** Ezelle and Shea Resurvey of Lots 18 & 19 of Rockridge Park 3rd Addition, Map Book 24, Pages 90 & 91, Jefferson County, Alabama; located in the NW ¼ Section 4, Twp-18S, R-2W and the NE ¼ Section 5, Twp-18S, R-2W, Jefferson County, Alabama. - **2009 Cross Ridge Road.**
6. **Case P-20-03:** Beechwood Resurvey of Lot 1 and Lots 475A and 476, being a resurvey of Beechwood Lot 1 as recorded in Map Book 28, Page 19 and Lots 475A and 476 of Mountain Brook Land Co., Beechwood Road Sector as recorded in Map Book 23, Page 12, all in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the SE ¼ of Section 4, Twp-18S, R-2W, Jefferson County, Alabama.– **2 Beechwood Road.**
7. Next Meeting: **Monday**, February 3, 2020
8. Adjournment



Planning Commission Application
PART I

Project Data

Address of Subject Property 2605 Monteville Road

Zoning Classification Res-A

Name of Property Owner(s) UNITED 375 LLC

Phone Number _____ Email _____

Name of Representative Agent (if applicable)

Robert E. Fry III

Phone Number 205 966-0617 Email ROBERT@FRYJONES.COM

Name of Engineer or Surveyor SURVEYING SOLUTIONS - DANNI MOORE

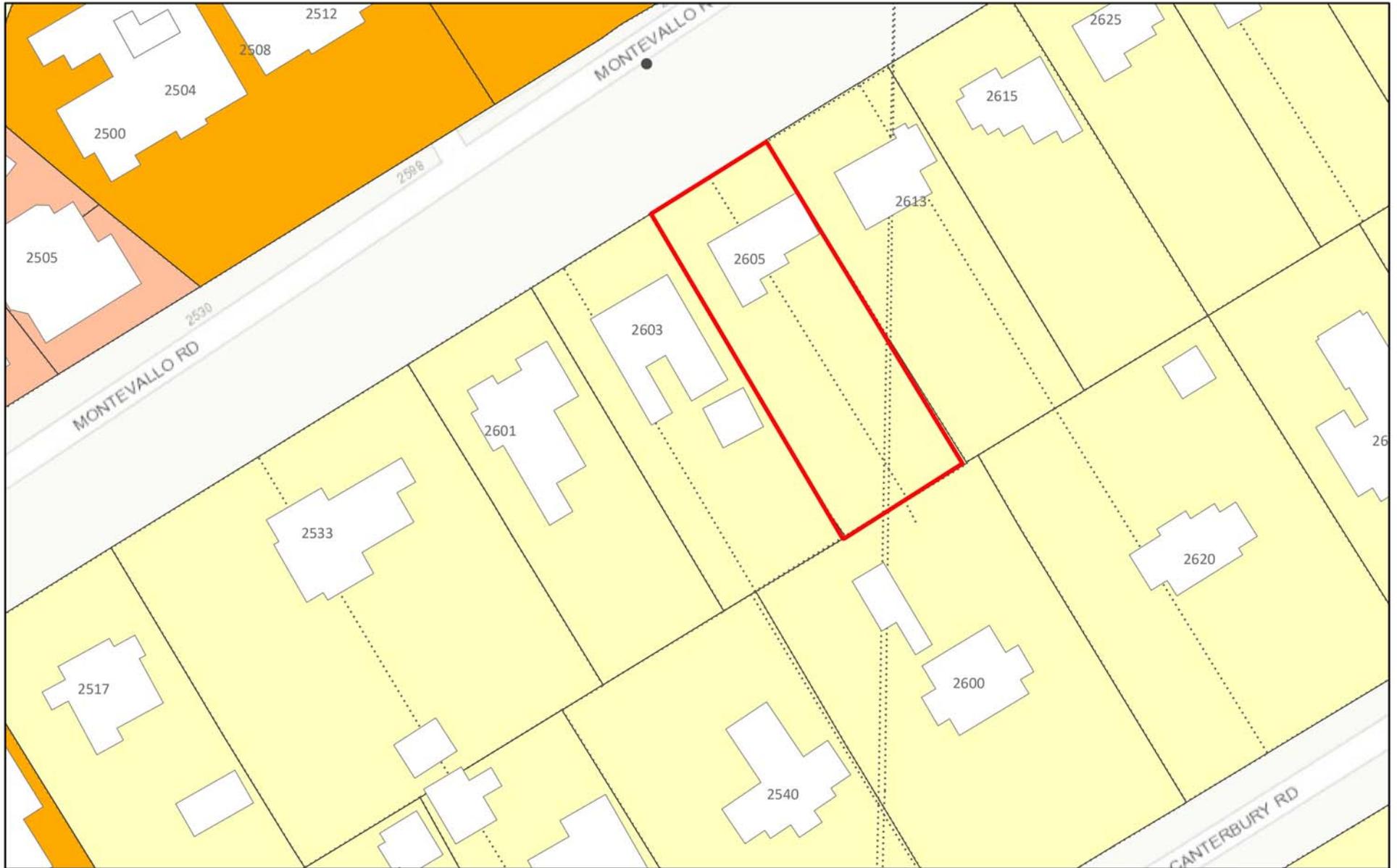
Phone Number 205 991 8965 Email _____

- Property owner or representative agent must be present at hearing

Plans

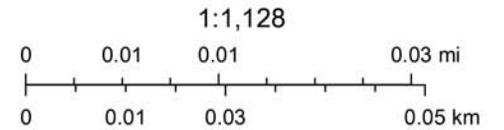
- See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.

P-20-01



12/18/2019, 1:58:04 PM

- LotLines Tax_Parcels
- Residence D District
- Residence A District
- RID



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

P-20-01

Resurvey in Residence A zoning

- ✓ “Clean-up” resurvey combining portions of legacy 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) provide easement note per Section 4.6 of the Subdivision regulations;
 - 2) provide vicinity map;
- ✓ 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 New Country Club Sector of MB Estates

ZONING: Residence A

OWNER: United 375, LLC

LOCATION: 2605 Montevallo Road

A SUBDIVISION FOR SINGLE FAMILY RESIDENCE

A RESURVEY OF THE EASTERLY 40 FEET OF ESTATE 187 AND THE WESTERLY 40 FEET OF ESTATE 188 NEW COUNTRY CLUB SECTOR OF MOUNTAIN BOOK ESTATES

AS RECORDED IN MAP BOOK 17, PAGE 49, IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA

BEING SITUATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

PREPARED BY:
SURVEYING SOLUTIONS, INC.
CARL DANIEL MOORE
REG. L.S. NO: 12159
2232 CAHABA VALLEY DRIVE
SUITE M
BIRMINGHAM, ALABAMA 35242
(205) 991-8965

OWNER:
UNITED 375 LLC
2605 MONTEVALLO ROAD
BIRMINGHAM, ALABAMA 35223



SCALE: 1" = 30' DATE: DECEMBER 4, 2019

CITY OF MOUNTAIN BROOK JURISDICTION

STATE OF ALABAMA
COUNTY OF SHELBY

The undersigned, Carl Daniel Moore, a registered Land Surveyor, in the State of Alabama, and United 375 LLC, 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 the lands shown therein and known or to be known as A RESURVEY OF THE EASTERLY 40 FEET OF ESTATE 187 AND THE WESTERLY 40 FEET OF ESTATE 188 NEW COUNTRY CLUB SECTOR OF MOUNTAIN BOOK ESTATES showing the subdivisions into which it is proposed to combine 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 angles, width, length and name of each street, as well as the number of each lot, and block, and showing the relation of the land to New Country Club Sector of Mountain Book Estates, as recorded in Map Book 17, on Page 49 in the Office of the Judge of Probate, Jefferson County, Alabama, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said map or plat. Said owner also certifies that he is the owner of said lands and that the same are not subject to any mortgage. Said owner certifies that we have full authority to execute this instrument and map. In witness whereof we have hereunto set our hands on the respective dates set forth below.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

DATE: _____

BY: _____
Carl Daniel Moore, Reg. L.S. # 12159



United 375 LLC, Owner

BY: _____
Its _____

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

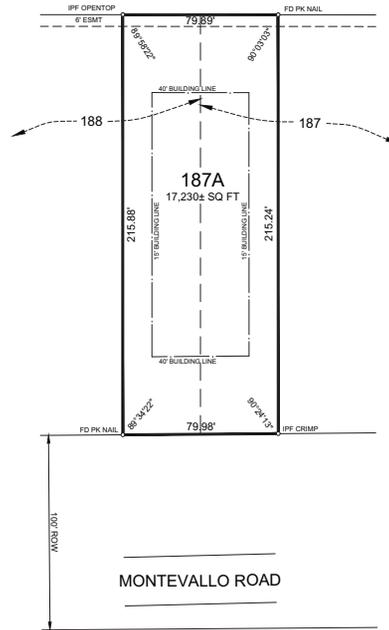
APPROVED: _____ DATE: _____
SECRETARY, MOUNTAIN BROOK PLANNING COMMISSION

APPROVED: _____ DATE: _____
DIRECTOR OF ENVIRONMENTAL SERVICES

FOR RECORDING PURPOSES ONLY
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 any Right of Way or Easement boundaries after this date may void this approval.



- LEGEND
- STORM SEWER
 - WATERLINE
 - SQ FT: SQUARE FEET
 - E: MORE OR LESS
 - Δ: DELTA ANGLE
 - ∠: DEFLECTION ANGLE
 - T: TANGENT
 - R: RADIUS
 - CH: CHORD
 - ESMT: EASEMENT
 - RCF: REINFORCED CONCRETE PIPE
 - FH: FIRE HYDRANT
 - HW: HEADWALL
 - EX: EXISTING
 - YI: YARD INLET
 - SS: STOP SIGN
 - FD: FOUND



VINICITY MAP
NOT TO SCALE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, as Notary Public in and for said County in said State, hereby certify that Carl Daniel Moore, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as an act of said Land Surveyor, on the day the same bears date.

Given under my hand and seal this the _____ day of _____, 20____.

BY: _____
Notary Public

My commission expires: _____

STATE OF ALABAMA
COUNTY OF _____

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that _____, whose name is signed to the foregoing instrument as _____ of United 375 LLC, owner, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing instrument, he/she, as and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and seal this the _____ day of _____, 20____.

BY: _____
Notary Public

My commission Expires: _____

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.

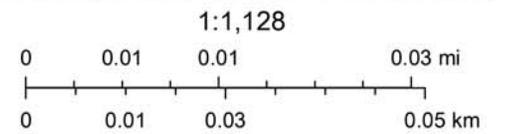
THIS PROPERTY IS SITUATED IN ZONE "X" UNSHADED, ACCORDING TO THE FEDERAL INSURANCE ADMINISTRATION "FLOOD HAZARD BOUNDARY MAP", PANEL NO.01073C0557H, CITY OF MOUNTAIN BROOK, JEFFERSON COUNTY, ALABAMA, DATED, SEPTEMBER 3, 2010.

PROPERTY IS ZONED
RESIDENCE A DISTRICT
SETBACKS
40' FRONT
40' REAR
15' SIDE

P-20-01 Aerial



12/26/2019, 12:54:32 PM



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS
Hunter Simmons | Shelby Co GIS/ALDOT/USGS, DigitalGlobe, Microsoft |



Planning Commission Application PART I

Project Data

Address of Subject Property 209 Cross Ridge Road

Zoning Classification R-A

Name of Property Owner(s) Jay and Caroline Ezelle/ Richard and Anna Shea

Phone Number 868-6025/ 807-0453 Email jme@starneslaw.com/tbradley@morrisshea.com

Name of Representative Agent (if applicable)

Phone Number _____ Email _____

Name of Engineer or Surveyor Robert Reynolds

Phone Number (205) 823-7900 Email reynoldssurvey59@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.

REQUEST FOR APPROVAL
Resurvey of Lots 18 & 19
Rockridge Park 3rd Addition

The Applicants, Jay & Caroline Ezelle and Richard & Anna Shea, request approval of their negotiated land swap as set forth in the attached survey. This Request will approve a negotiated resolution between the Applicants and will enhance the aesthetics of the neighborhood.

The genesis of this Request is a small patch of woods bordering Lot 18, Lot 19, and Ridgeview Drive East. Over the course of many years, Anna Shea has used these woods for her personal enjoyment watching birds. When the Ezelles purchased Lot 18 last year, the Sheas informed them of this use of this area on Lot 18 and the Applicants commenced discussions regarding a potential land swap.

The Ezelles were interested in a land swap because of the unusual nature of the current property lines in orientation to the current residence. Currently, the property line between Lot 18 and Lot 19 runs at angle across the front yard of the current residence on Lot 18. By swapping the birdwatching area of Lot 18 on the Ridgeview side with a slightly larger portion of Lot 19 on the Cross Ridge side, the property line would run in a manner that is closer to parallel with the current residence. The requested change will enhance the aesthetics of Lot 18 and allow for the planned renovation and expansion of the current residence.

The Request will also improve the neighborhood. In addition to allowing the improvements of the residence on Lot 18—and thereby improving the overall neighborhood—the land swap will also provide aesthetic improvement by providing normalized lot lines. The land swap will increase the lot size of Lot 18 by 167 square feet, which will bring that lot closer to desired lot size of 30,000 square feet while also continuing to keep Lot 19 above 30,000 square feet.



Jay M. Ezelle
12-11-2019



Caroline T. Ezelle
12-11-2019

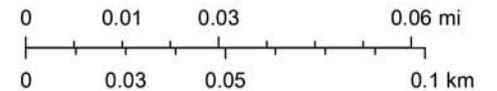
P-20-02 Zoning



12/26/2019, 1:35:00 PM

Tax_Parcels  Residence A District
 PUD  Rec-2

1:2,257



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS
Hunter Simmons | JeffCoAL, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

P-20-02

Resurvey in Residence A zoning

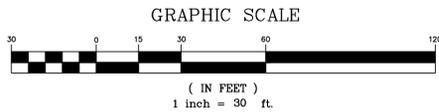
- ✓ Lot line adjustment (adding and subtracting nearly equal amounts of land to each of two adjoining lots)
- ☑ **May be approved as a final plat;**
- ✓ Meets the Zoning Regulations for the Residence A district.
- ✓ **Overall layout is acceptable**, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.
- ✓ No floodplain present.
- ✓ No relevant history or prior cases.
- **Project Data:**

NAME: Ezelle and Shea Resurvey of Rockridge Park

ZONING: Residence A

OWNERS: Jay and Caroline Ezelle, and Richard and Anna Shea

LOCATION: 209 Cross Ridge Road and 3621 Ridgeview Drive



**EZELLE AND SHEA RESURVEY OF LOTS 18 & 19 OF
ROCKRIDGE PARK 3RD ADDITION
M.B. 24, PG. 90 & 91
JEFFERSON COUNTY, AL.**

LOCATED IN THE NW 1/4 SECTION 4, TOWNSHIP 18 SOUTH, RANGE 2 WEST AND THE NE 1/4 SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 WEST JEFFERSON COUNTY, ALABAMA

PROPERTY ZONED RESIDENCE A

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

OWNER: JAY M. & CAROLINE T. EZELLE
209 CROSS RIDGE ROAD
MOUNTAIN BROOK, AL. 35213

OWNER: RICHARD J. & ANNA D. SHEA
3621 RIDGEVIEW DRIVE EAST
MOUNTAIN BROOK, AL. 35213

STATE OF ALABAMA
JEFFERSON COUNTY

THE UNDERSIGNED, ROBERT REYNOLDS, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA AND JAY M. EZELLE, CAROLINE T. EZELLE, RICHARD J. SHEA AND ANNA D. SHEA, 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 OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN HEREIN AND KNOWN, OR TO BE KNOWN AS EZELLE & SHEA RESURVEY OF LOTS 18 & 19 OF ROCKRIDGE PARK 3RD ADDITION, JEFFERSON COUNTY, AL., SHOWING THE SUBDIVISIONS 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 LANDS SO PLATTED TO LOTS 18 & 19 OF ROCKRIDGE PARK 3RD ADDITION AS RECORDED IN MAP BOOK 24, PAGE 90 & 91 IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA; 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 THEY ARE THE OWNER OF SAID LANDS AND THAT THE SAME IS NOT SUBJECT TO ANY MORTGAGE.

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 ____ DAY OF _____, 2019.

ROBERT REYNOLDS
AL. REG. NO. 25657

OWNERS: JAY M. EZELLE _____

CAROLINE T. EZELLE _____

RICHARD J. SHEA _____

ANNA D. SHEA _____



STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, 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 _____ DAY OF _____, 2019

BY: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JAY M. EZELLE & CAROLINE T. EZELLE, WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AS OWNERS 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 _____, 2019.

BY: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT RICHARD J. SHEA & ANNA D. SHEA, WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AS OWNERS 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.

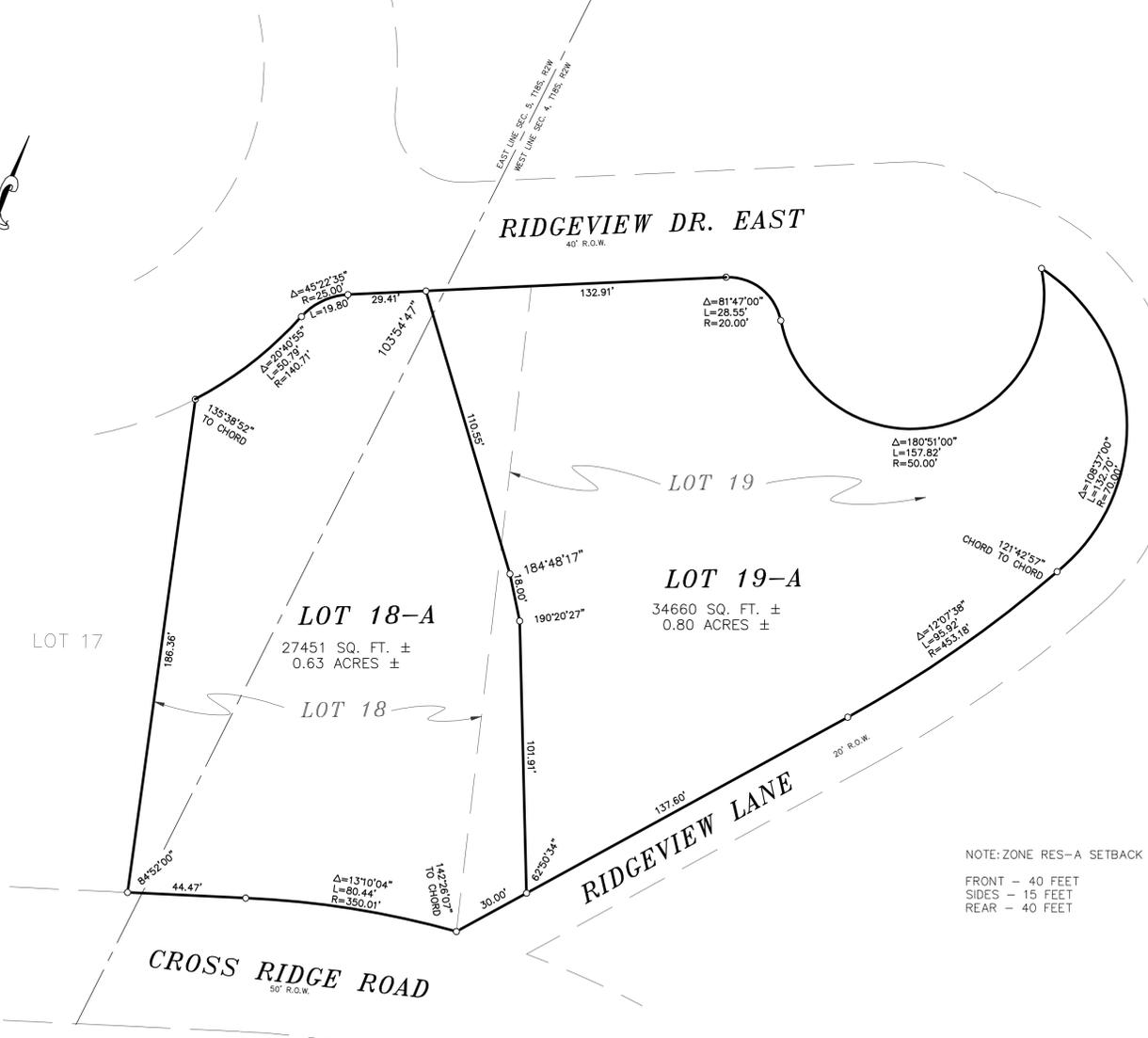
GIVEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____, 2019.

BY: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

APPROVED: _____ DATE: _____
DIRECTOR OF ENVIRONMENTAL SERVICES

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 OF EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.



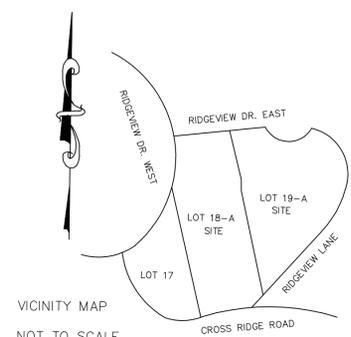
NOTE: ZONE RES-A SETBACK REQUIREMENTS
FRONT - 40 FEET
SIDES - 15 FEET
REAR - 40 FEET

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. 01073C0576G 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



**EXISTING HOUSE LOCATIONS TO PROPOSED PROPERTY LINE MAP
EZELLE AND SHEA RESURVEY OF LOTS 18 & 19 OF
ROCKRIDGE PARK 3RD ADDITION
M.B. 24, PG. 90 & 91
JEFFERSON COUNTY, AL.**

LOCATED IN THE NW 1/4 SECTION 4, TOWNSHIP 18 SOUTH, RANGE 2 WEST AND THE NE 1/4 SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 WEST
JEFFERSON COUNTY, ALABAMA

PROPERTY ZONED RESIDENCE A

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

OWNER: JAY M. & CAROLINE T. EZELLE
209 CROSS RIDGE ROAD
MOUNTAIN BROOK, AL. 35213

OWNER: RICHARD J. & ANNA D. SHEA
3621 RIDGEVIEW DRIVE EAST
MOUNTAIN BROOK, AL. 35213

STATE OF ALABAMA
JEFFERSON COUNTY

THE UNDERSIGNED, ROBERT REYNOLDS, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA AND JAY M. EZELLE, CAROLINE T. EZELLE, RICHARD J. SHEA AND ANNA D. SHEA, 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 OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN HEREIN AND KNOWN, OR TO BE KNOWN AS EZELLE & SHEA RESURVEY OF LOTS 18 & 19 OF ROCKRIDGE PARK 3RD ADDITION, JEFFERSON COUNTY, AL., SHOWING THE SUBDIVISIONS 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 LANDS SO PLATTED TO LOTS 18 & 19 OF ROCKRIDGE PARK 3RD ADDITION AS RECORDED IN MAP BOOK 24, PAGE 90 & 91 IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA; 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 THEY ARE THE OWNER OF SAID LANDS AND THAT THE SAME IS NOT SUBJECT TO ANY MORTGAGE.

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 ____ DAY OF _____ 2019.

ROBERT REYNOLDS
AL. REG. NO. 25657

OWNERS: JAY M. EZELLE _____

CAROLINE T. EZELLE _____

RICHARD J. SHEA _____

ANNA D. SHEA _____



STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, 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 _____ DAY OF _____ 2019

BY: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JAY M. EZELLE & CAROLINE T. EZELLE, WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AS OWNERS 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.

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BY: _____

NOTARY PUBLIC
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STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT RICHARD J. SHEA & ANNA D. SHEA, WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AS OWNERS 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.

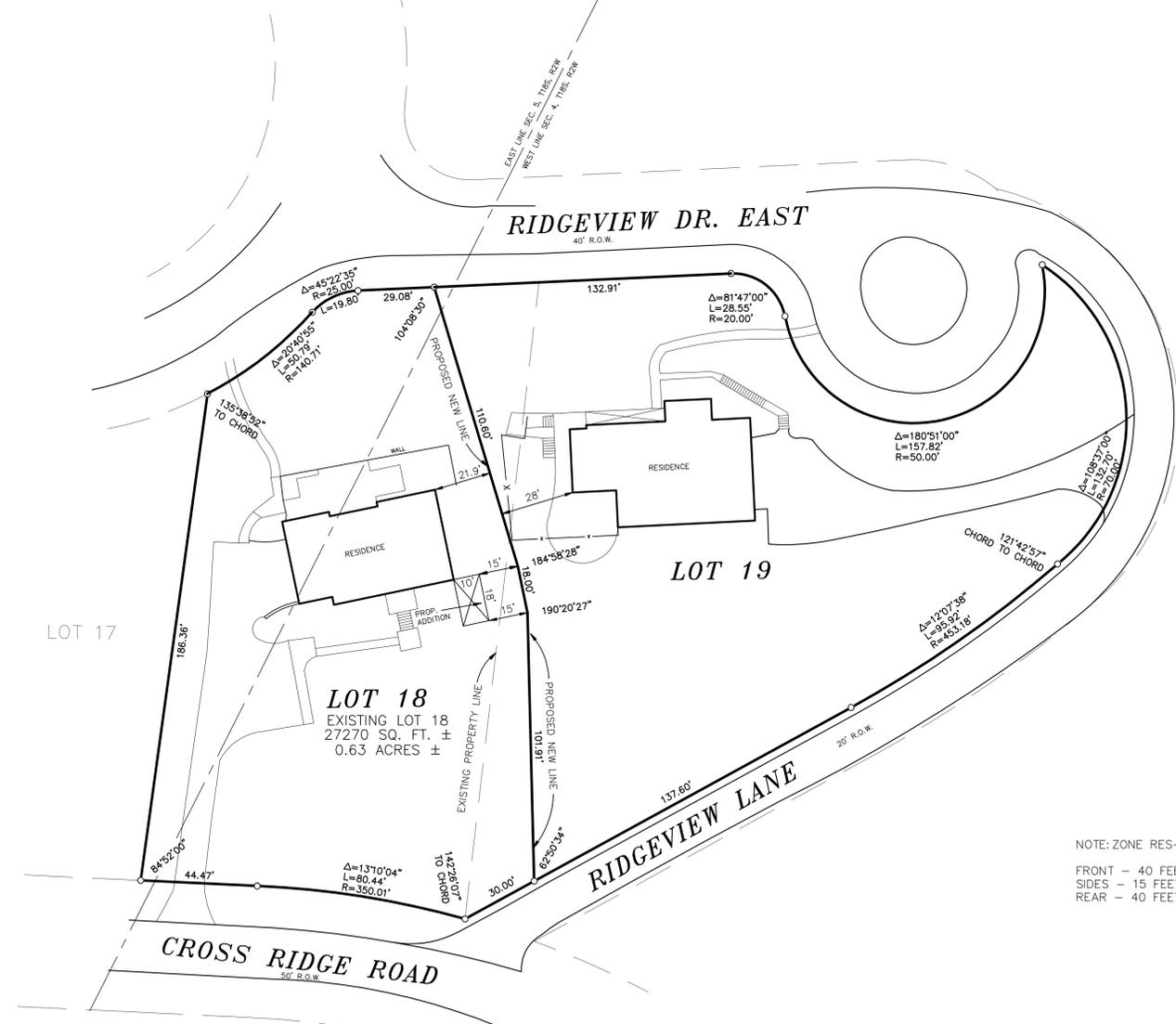
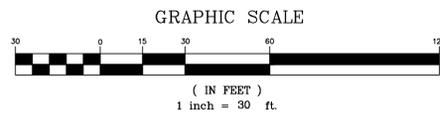
GIVEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____ 2019.

BY: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

APPROVED: _____ DATE: _____
DIRECTOR OF ENVIRONMENTAL SERVICES

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 OF EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.



NOTE: ZONE RES-A SETBACK REQUIREMENTS

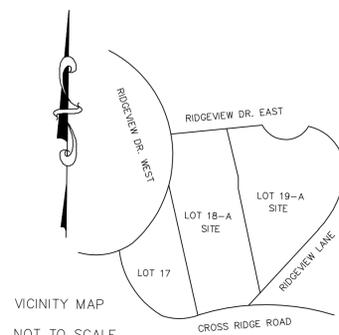
FRONT - 40 FEET
SIDES - 15 FEET
REAR - 40 FEET

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. 01073C0576G 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

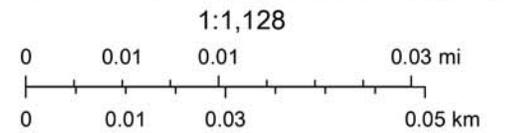


VICINITY MAP
NOT TO SCALE

P-20-02 Aerial



12/26/2019, 1:37:21 PM



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS
Hunter Simmons | Shelby Co GIS/ALDOT/USGS, DigitalGlobe, Microsoft |



Planning Commission Application PART I

Project Data

Address of Subject Property 2 Beechwood Road

Zoning Classification _____

Name of Property Owner(s) Louise Winkle

Phone Number 205.871.6767 Email lwinkle@mc.com

Name of Representative Agent (if applicable)

Frank C. Galloway III

Phone Number 205 (949.5580) Email fcg3@gallowayscott.com

Name of Engineer or Surveyor Ray Weygand

Phone Number 205.942.0086 Email ray@weygandsurveyors.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.



December 13, 2019

Via Hand Delivery

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

Re: Louise Wrinkle rezoning request

Dear Dana:

Enclosed herein please find the requisite materials for Mrs. Wrinkle's proposed resurvey wherein she seeks to resurvey three platted lots that serve as her home site into one lot. Mrs. Wrinkle, Ray Weygand and I plan to attend the January Planning Commission meeting to discuss and explain this petition as needed.

Sincerely,

A handwritten signature in blue ink that reads "Frank C. Galloway III".

Frank C. Galloway III

FCGIII/jjg
Enclosures

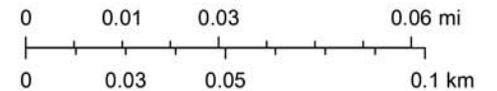
P-20-03 Zoning



12/26/2019, 2:48:52 PM

- LotLines
- Tax_Parcels
- Residence A District
- Recreation District
- Rec-2

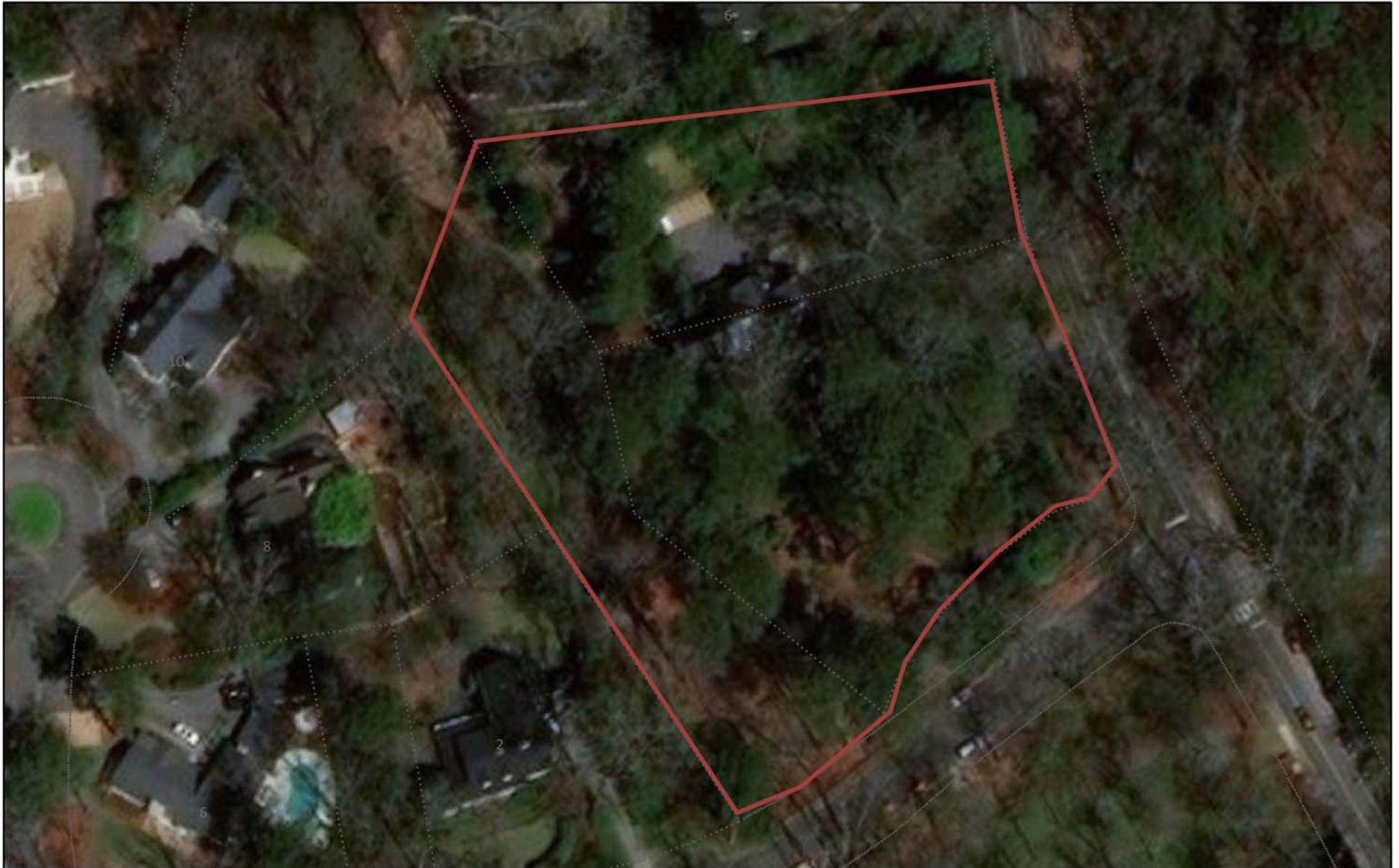
1:2,257



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

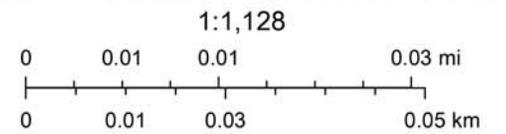
Web AppBuilder for ArcGIS
Hunter Simmons | JeffCoAL, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

P-20-03 Aerial



12/26/2019, 2:51:25 PM

..... LotLines



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS
Hunter Simmons | Shelby Co GIS/ALDOT/USGS, DigitalGlobe, Microsoft |

P-20-03

Resurvey in Residence A zoning

- ✓ Resurvey combining three lots into one lot.
- ☑ **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;
- ✓ 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: Beechwood Resurvey
 - CURRENT ZONING: Residence A
 - OWNER: Louise Wrinkle
 - LOCATION: 2 Beechwood Road

P2003

BEECHWOOD RESURVEY OF LOT 1 AND LOTS 475A AND 476

DATE: NOVEMBER 2019

SCALE: 1"=30'

BEING A RESURVEY OF BEECHWOOD LOT 1 AS RECORDED IN MAP BOOK 28, PAGE 19 AND LOTS 475A AND 476 OF MOUNTAIN BROOK LAND CO., BEECHWOOD ROAD SECTOR AS RECORDED IN MAP BOOK 23, PAGE 12 ALL IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA

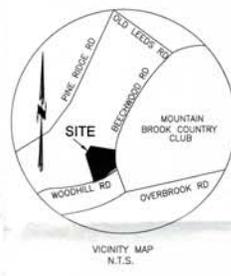
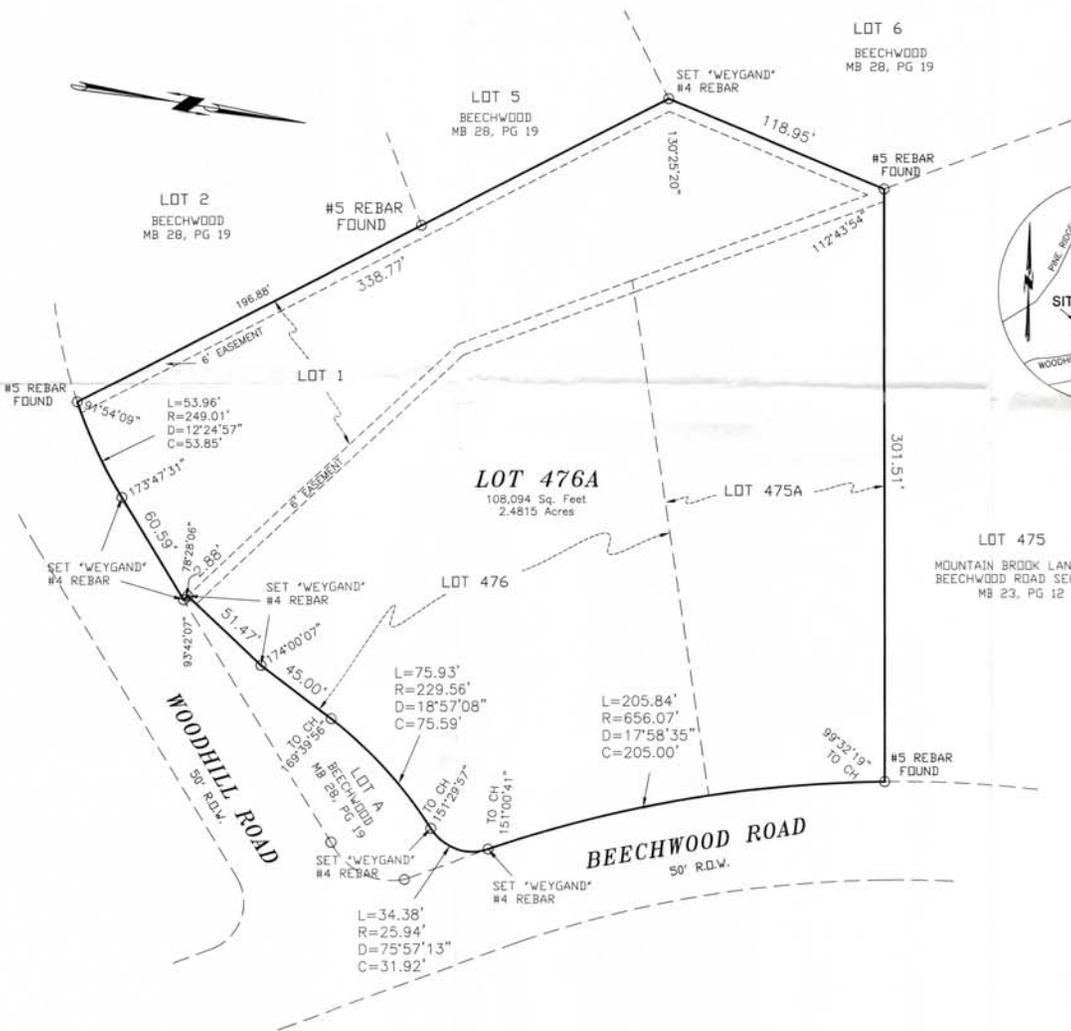
SITUATED IN THE SE 1/4 OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

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



LEGEND

SQ FT	SQUARE FEET
AC	ACRES
M	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
PG.	PAGE
FND.	FOUND
ROW	RIGHT-OF-WAY
D	DEED BOOK
---	NOT TO SCALE



STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Roy Weygand, Registered Land Surveyor, State of Alabama, and Louise Agee Winkle, Owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as BEECHWOOD RESURVEY OF LOT 1 AND LOTS 475A AND 476, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, 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 the map of Beechwood (Map Book 28, Page 19) and Mountain Brook Land Co., Beechwood Road Sector 9 Map Book 23, page 12 and to government survey of Sections 4, Township 18 South, Range 2 West, 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. I, 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 to the best of my knowledge, information and belief. Said owner also certifies that it is the owner of said lands, and that the same is not subject to any mortgage. Said owner agrees that the City of Birmingham may, at any time, change the natural or existing grade of any street, alley or public grounds, or any part thereof, from the natural or existing grade to the permanent grade without the payment of compensation or damages to the abutting owner, and this agreement shall be a covenant running with the lands. The undersigned appoints the City of Birmingham as agent for the purpose of filing said plat or map, together with this instrument, for record, and certifies that we have full authority to execute this instrument and map.

In Witness Whereof, we have hereunto set our hands this the ____ day of _____, 2019.

By: Roy Weygand
Reg. L.S. #24973

By: Louise Agee Winkle - Owner

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____ a Notary Public in and for said County and State hereby certify that Roy Weygand, 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 ____ day of _____, 2019.

By: _____
Notary Public - My commission expires: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____ a Notary Public in and for said County and State hereby certify that Louise Agee Winkle, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2019.

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 _____ 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 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 LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X" & "AE") AS PER MAP NO. 01073C0576g, DATED SEPTEMBER 29, 2006.