

PLANNING COMMISSION PACKET

February 26, 2020

Hello All,

Enclosed please find your packet for the meeting of March 2, 2020.

We have:

- One clean-up resurvey

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 (March 2, 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 this case 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
MARCH 02, 2020
PRE-MEETING: (ROOM A106) 5:15 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: January 6, 2020
4. **Case P-20-04:** Resurvey of Lot 345 of Mountain Brook Estates and part of Lot 19 Brook Manor: being Mountain Brook Estates Chester Road Sector, Map Book 24, Page 37, all recorded in the Judge of Probate Office, Jefferson County, Alabama; situated in Section 8, Twp-18S, R-2W, Jefferson County, Alabama. – **2311 Chester Road.**
5. Next Meeting: **Monday**, April 6, 2020
6. Adjournment



Planning Commission Application
PART I

Project Data

Address of Subject Property 2311 Chester Road

Zoning Classification _____

Name of Property Owner(s) JIM & BARBARA NEVINS

Phone Number 205/396-8256 Email JHNEVINS@GMAIL.COM

Name of Representative Agent (if applicable)

Phone Number 205/396-8256 Email JHNEVINS@GMAIL.COM

Name of Engineer or Surveyor RAY WEYGAND

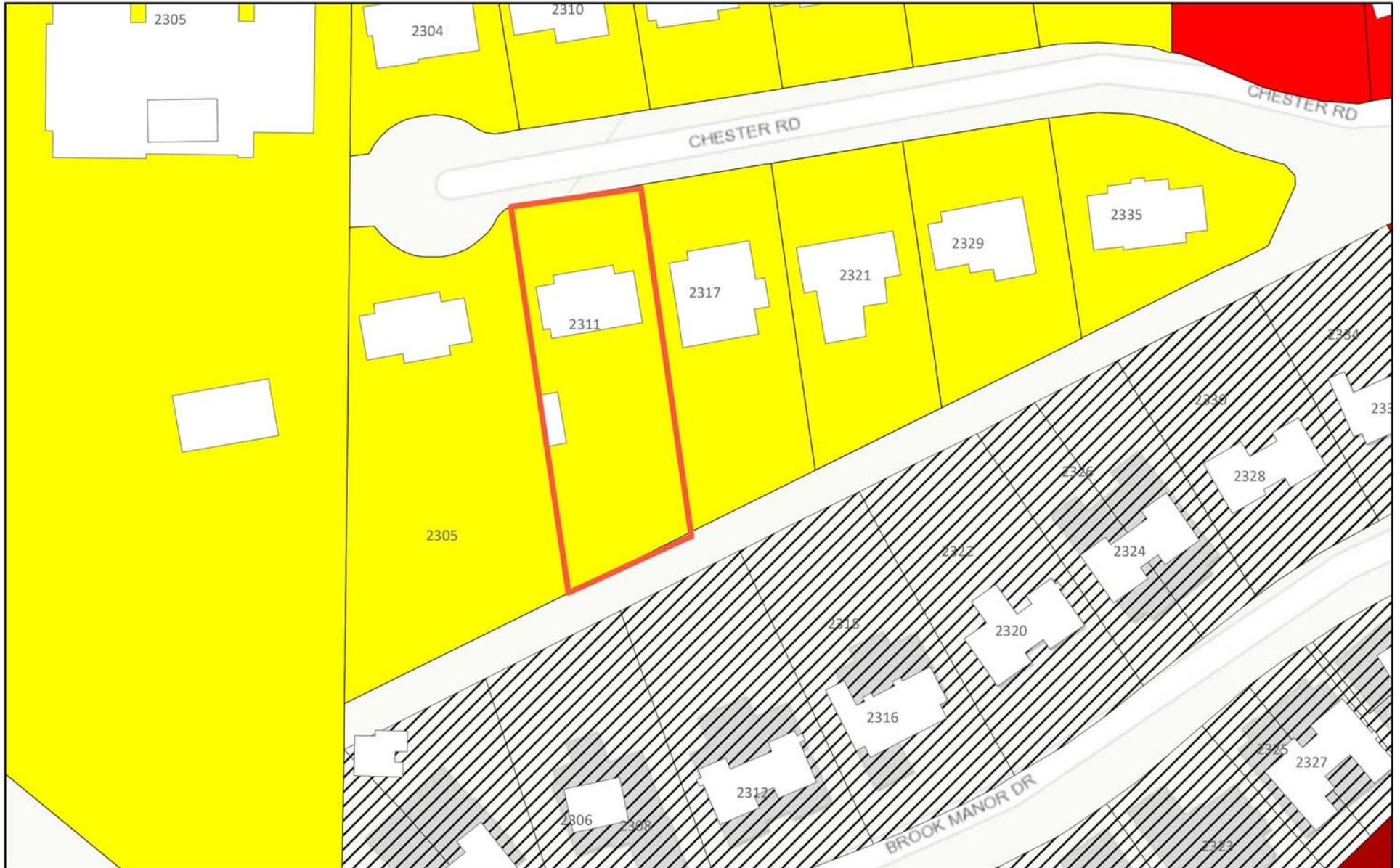
Phone Number 205/942-0086 Email RAY@WEYGANDSURVEYOR.COM

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-20-04



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Tax_Parcels



Local Business District



Residence B District

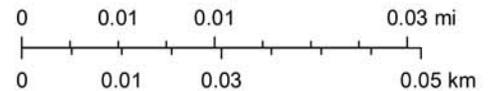


Community Shopping



PUD

1:1,128



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

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

P-20-04

Resurvey in Residence B zoning

- ✓ “Clean-up” resurvey eliminating an old lot line that bisects the property across the middle.



- ☑ **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 all required building setbacks;
- 3) correct the spelling of “situated” in the legal description.

- ✓ 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: Resurvey of Mountain Brook Estates and Brook Manor

CURRENT ZONING: Residence B

OWNERS: Jim and Barbara Nevins

LOCATION: 2311 Chester Road

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
- PG. PAGE
- FND FOUND
- ROW RIGHT-OF-WAY
- O REBAR SET
- MIN. MINIMUM
- C CENTERLINE
- D.B. DEED BOOK
- NOT TO SCALE

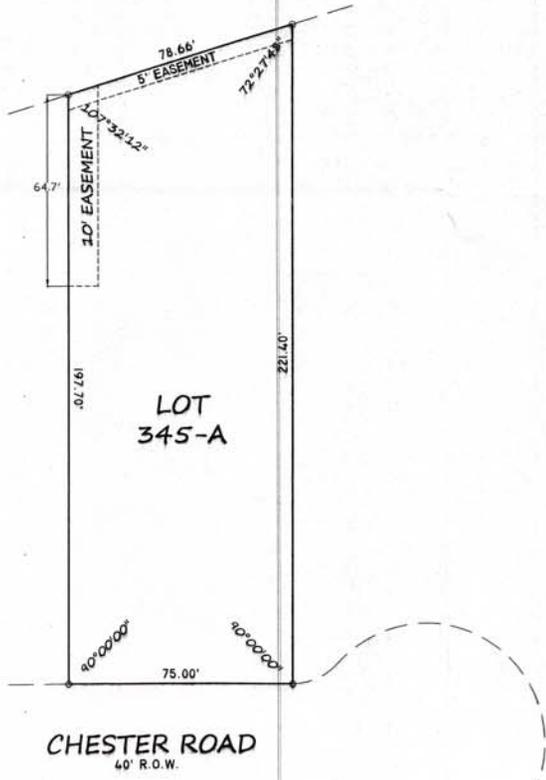
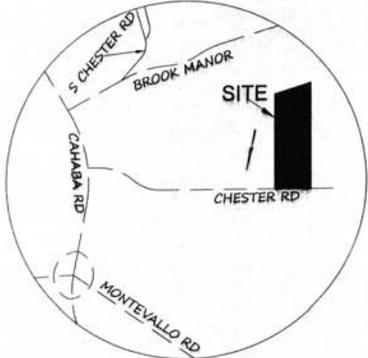
RESURVEY OF LOT 345 OF MOUNTAIN BROOK ESTATES & PART OF LOT 19 BROOK MANOR

BEING MOUNTAIN BROOK ESTATES CHESTER ROAD SECTOR,
MAP BOOK 24, PAGE 37,
ALL RECORDED IN THE JUDGE OF PROBATE OFFICE,
JEFFERSON COUNTY, ALABAMA

SCALE: 1"=20' DATE: FEBRUARY 2020

SITUATED IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 WEST
JEFFERSON COUNTY, ALABAMA

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



NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0557H, DATED SEPTEMBER, 03, 2010.

STATE OF ALABAMA | JEFFERSON COUNTY | P-20-04

The undersigned, Roy Weygand, Registered Land Surveyor, State of Alabama, and Jim Nevin, Owner, hereby certify that this plot or map was made pursuant to a survey made by said surveyor, and that this plot or map was made at the instance of said owner, that this plot or map is a true and correct plot or map of land shown therein and known or to be known as RESURVEY OF LOT 345 OF MOUNTAIN BROOK ESTATES & PART OF LOT 19 BROOK MANOR, 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, 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 Amended Montrose Circle (Map Book 33, Page 37) 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 plot 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.

In Witness Whereof, we have hereunto set our hands this the 10 day of FEBRUARY, 2020.

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

By: Jim Nevin
Jim Nevin - Owner



STATE OF ALABAMA | JEFFERSON COUNTY |
James Weygand, 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 10th day of February, 2020.

By: James Weygand
Notary Public - My Commission expires 30.03



STATE OF ALABAMA | JEFFERSON COUNTY |
Beanna Weygand, a Notary Public in and for said County and State hereby certify that Cathy Watson, 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 same voluntarily on the day the same bears date.

Given under my hand and seal this 10th day of February, 2020.

By: Beanna Weygand
Notary Public - My Commission expires 30.03



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

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

NOTE:
Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewers however this does not mean sanitary sewers have been built or will be built in the future. Any change in the Right-of-Way or Easement boundaries after this date may void this approval.

By: [Signature] Date: 2/11/2020
Director of Environmental

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 DEDICATED EASEMENT.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

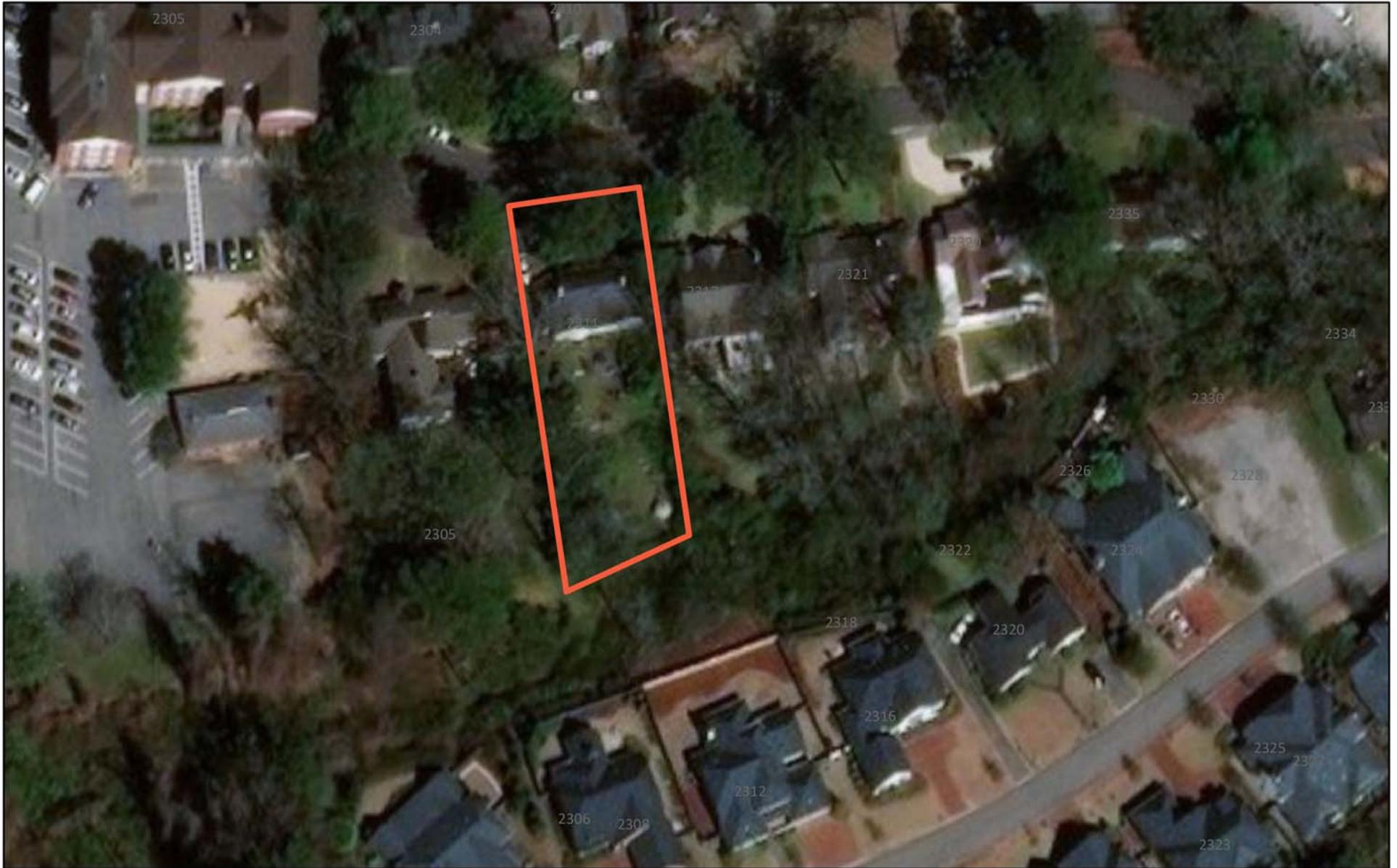
NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

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

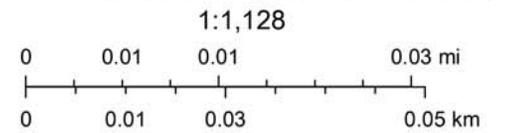
WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

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

P-20-04 Aerial



2/26/2020, 1:25:59 PM



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

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