

PLANNING COMMISSION PACKET

June 29, 2022

Hello All,

Enclosed please find your packet for the meeting of July 6, 2022.

For consideration we have:

- 3 resurveys
- Rezoning from Res-B to PUD

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 (July 6, 2022)
- 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 **Wednesday!**

Dana

MEETING AGENDA
CITY OF MOUNTAIN BROOK
PLANNING COMMISSION
JULY 6, 2022
PRE-MEETING: 4:15 P.M.
REGULAR MEETING: 5:30 P.M.
CITY HALL, 56 CHURCH STREET
MOUNTAIN BROOK, AL 35213

**FOR APPLICANTS AND PERSONS WHO WISH TO SPEAK, THE MEETING IS TO BE HELD
IN-PERSON AT CITY HALL.**

**ZOOM VIDEO CONFERENCING IS PROVIDED MERELY AS A CONVENIENCE FOR MEMBERS OF
THE PUBLIC WHO WISH TO FOLLOW ALONG
(BUT WILL NOT BE AFFORDED AN OPPORTUNITY TO SPEAK).**

**ZOOM ACCESS INSTRUCTIONS MAY BE FOUND ON CITY WEBPAGE AT:
MTNBROOK.ORG - CALENDAR (UPPER RIGHT CORNER) - PLANNING COMMISSION –
JULY 6, 2022**

1. Call To Order
2. Approval of Agenda
3. Approval of Minutes: June 6, 2022
4. **Case P-22-12: John and Janice Comer** – Comer’s Resurvey of Canterbury Road, being a resurvey in the NE ¼ of Section 8, Twp-18S, R-2W, Jefferson County, Alabama; being a resurvey of Lot 289 and the NE ½ of Lot 288 of Mountain Brook Estates, Canterbury Sector, as recorded in Map Book 19, Page 40, on the Office of the Judge of Probate in Jefferson County, Alabama. **2620 Canterbury Road**
5. **Case P-22-13: Jonathan Ratliff** – Ratliff’s Resurvey of Montevallo Lane, being a resurvey of Lot 13 Montevallo Lane, as recorded in Map Book 24, Page 76, in the Office of the Judge of Probate, Jefferson County, Alabama, and part of Lot 5 Montevallo Terrace 1st Addition, as recorded in Map Book 24, Page 76, in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the NW ¼ of Section 4, Twp-18S, R-2W, Jefferson County, Alabama. **17 Montevallo Lane**
6. **Case P-22-14: John and Kristen Brien** – A resurvey of part of Lot 5, Shades Valley Gardens, Second Sector, as recorded in Map Book 25, Page 55; situated in the SE ¼ of Section 8, Twp-18S, R-2W, City of Mountain Brook, Jefferson County, Alabama. **2 West Montcrest Drive**
This is the same plat that was approved by the planning commission on October 5, 2020 (P-20-22), but was not recorded prior to expiration of approval.
7. **Case P-22-15: Reese and Marilyn Murray** - Request approval for the installation of an alternative solar energy system consisting of roof mount arrays. **2009 Garden Place**
This case has been withdrawn.

8. **Case P-22-16: Shades Valley Presbyterian Church c/o Dave Dresher** - Request to rezone property from Residence B district to Planned Unit Development (PUD) district. **2305 Montevallo Road**
9. Next Meeting: **Monday, August 1, 2022**
10. Adjournment



Planning Commission Application PART I

Project Data

Address of Subject Property 2620 CANTERBURY RD

Zoning Classification RESIDENCE A

Name of Property Owner(s) JOHN AND JANICE COMER

Phone Number _____ Email _____

Name of Representative Agent (if applicable)

RAY WEYGAND

Phone Number 205-942-0086 Email ray@weygandsurveyor.com

Name of Engineer or Surveyor RAY WEYGAND

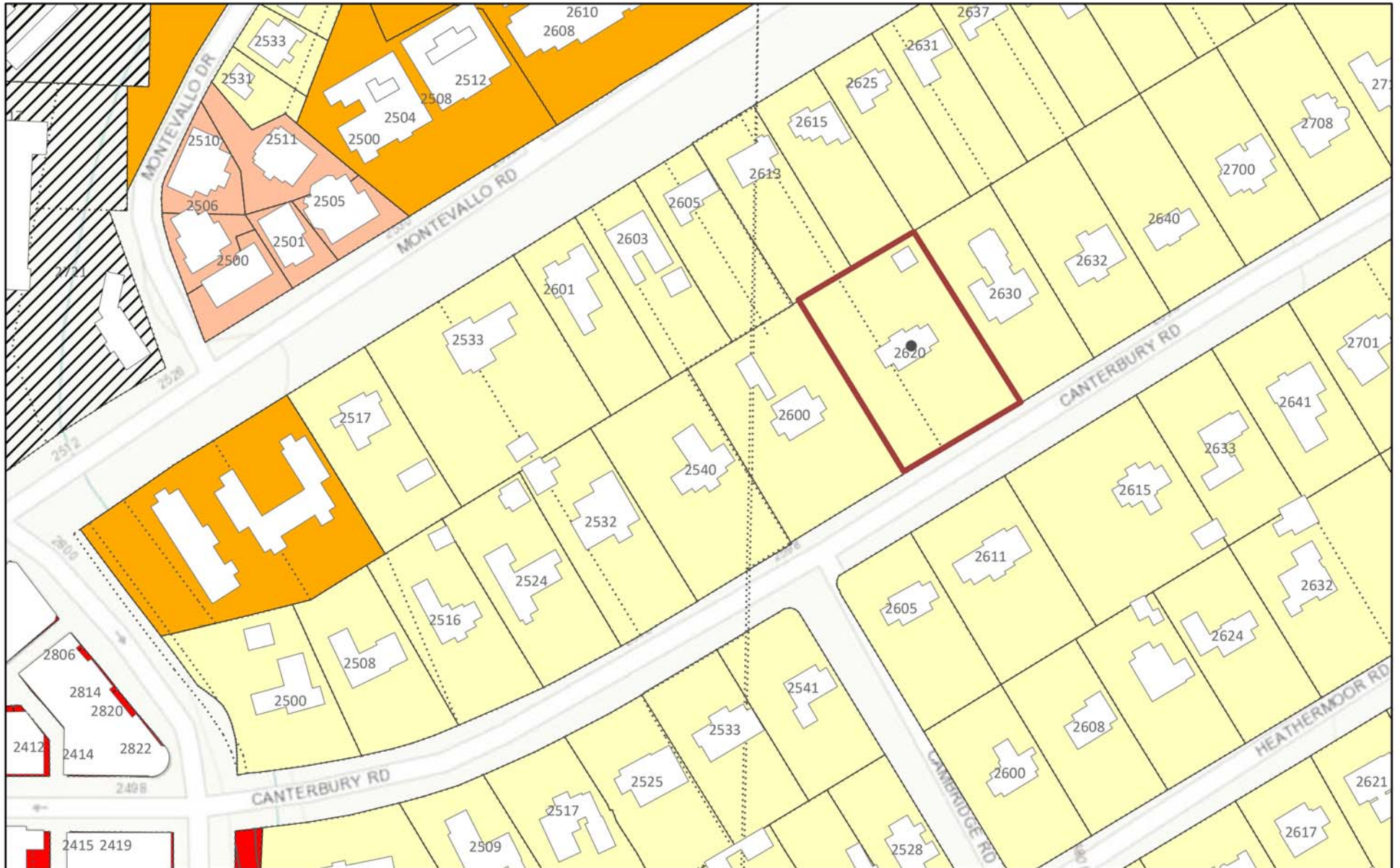
Phone Number 205-942-0086 Email ray@weygandsurveyor.com

- 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-22-12 Zoning



6/28/2022, 1:37:23 PM

..... LotLines

Tax_Parcels 2021

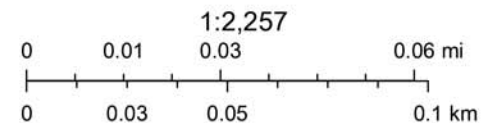
Local Business District



Residence A District

Residence D District

RID



JeffCoAL, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

ArcGIS Web AppBuilder

JeffCoAL, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA | Jefferson County Information Technology Services | Hunter Simmons |

P-22-12

Resurvey in existing Residence A zoning

- ✓ “Clean-up” resurvey combining portions of legacy lots.
- ☑ **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: Comer’s Resurvey of Canterbury Road

CURRENT ZONING: Residence A

OWNERS: John and Janice Comer

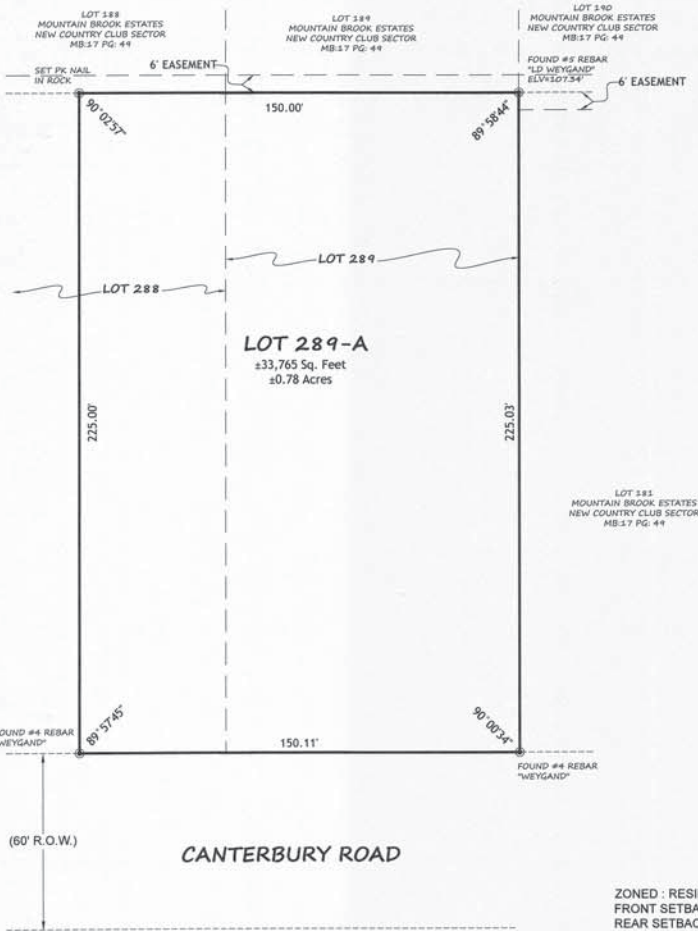
LOCATION: 2620 Canterbury Road

COMER'S RESURVEY OF CANTERBURY ROAD

BEING A RESURVEY IN THE NE 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 WEST
JEFFERSON COUNTY, ALABAMA
BEING A RESURVEY OF 289 & THE NORTH EAST HALF OF LOT 288 OF MOUNTAIN BROOK ESTATES
CANTERBURY SECTOR, AS RECORDED IN MAP BOOK 19, PAGE 40, IN THE OFFICE OF THE JUDGE
OF PROBATE IN JEFFERSON COUNTY, ALABAMA.

SCALE: 1"=20'
DATE: JULY 2022
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
 - PG.....PAGE
 - FND.....FOUND
 - ROW.....RIGHT-OF-WAY
 - O.....REBAR SET
 - MIN.....MINIMUM
 - C.....CENTERLINE
 - D.B.....DEED BOOK
 -NOT TO SCALE



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

ZONED : RESIDENCE A
FRONT SETBACK — 40 FEET
REAR SETBACK — 40 FEET
SIDE SETBACK — 15 FEET

STATE OF ALABAMA
JEFFERSON COUNTY)
The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and John H. Comer and Janice B. Comer, the Owners, 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 as 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 COMER'S RESURVEY OF CANTERBURY ROAD, showing the acreage 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 in the government survey of Section 8, 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, 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 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 ___ day of _____, 2022.
By: _____ By: John H. Comer - Owner By: Janice B. Comer - Owner
Ray Weygand Reg. L.S. #24973

STATE OF ALABAMA
JEFFERSON COUNTY)
I, _____, 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 ___ day of _____, 2022.

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 John H. Comer, 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 ___ day of _____, 2022.

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 Janice B. Comer, 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, she executed the same voluntarily on the day the same bears date.
Given under my hand and seal this ___ day of _____, 2022.

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.

APPROVED: _____ DATE: _____
Director of Environmental Service
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 INLET 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 IMPED 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-22-12 Aerial



6/28/2022, 1:44:13 PM

..... LotLines 2018 Aerial

Red: Band_1

Green: Band_2

Blue: Band_3

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Jefferson County Information Technology Services, JeffCoAL, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

ArcGIS Web AppBuilder

JeffCoAL, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA | Jefferson County Information Technology Services | Hunter Simmons |



Planning Commission Application PART I

Project Data

Address of Subject Property 17 MONTEVALLO LN

Zoning Classification RESIDENCE B

Name of Property Owner(s) JONATHAN RATLIFF

Phone Number _____ Email _____

Name of Representative Agent (if applicable)

RAY WEYGAND

Phone Number 205-942-0086 Email ray@weygandsurveyor.com

Name of Engineer or Surveyor RAY WEYGAND

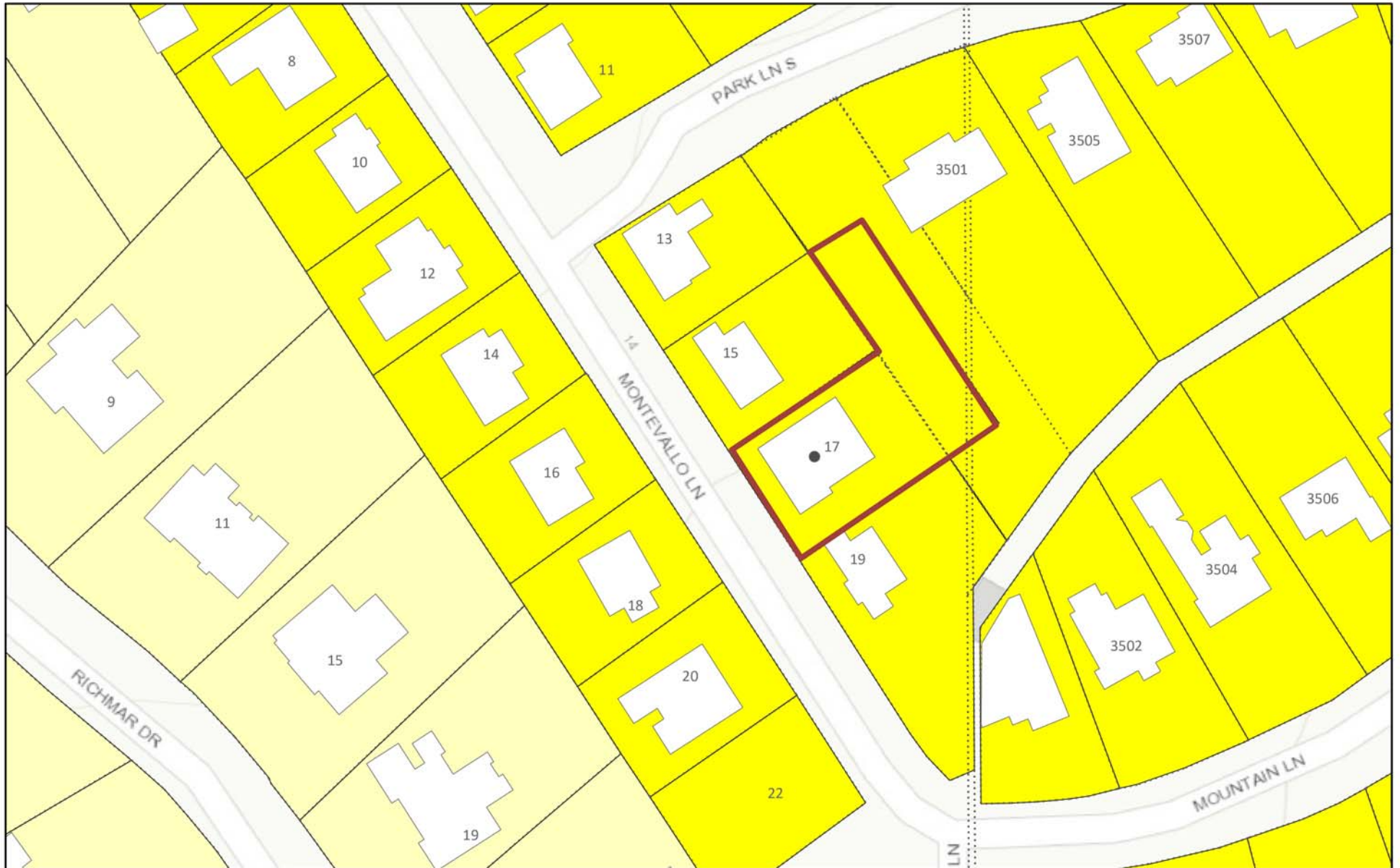
Phone Number 205-942-0086 Email ray@weygandsurveyor.com

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-22-13 Zoning



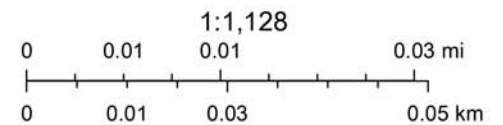
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..... LotLines

 Residence B District

Tax_Parcels 2021

 Residence A District



JeffCoAL, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

ArcGIS Web AppBuilder

JeffCoAL, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA | Jefferson County Information Technology Services | Hunter Simmons |

P-22-13

Resurvey in Residence B 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) note zoning district (Residence B) on plat;
 - 2) indicate all 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: Ratliff’s Resurvey of Montevallo Lane

CURRENT ZONING: Residence B

OWNER: Jonathan Ratliff

LOCATION: 17 Montevallo Lane

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

RATLIFF'S RESURVEY OF MONTEVALLO LANE

BEING A RESURVEY OF LOT 13 MONTEVALLO LANE, AS RECORDED IN MAP BOOK 24 PAGE 76 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA, AND PART OF LOT 5 MONTEVALLO TERRACE 1ST ADDITION, AS RECORDED IN MAP BOOK 24 PAGE 76 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

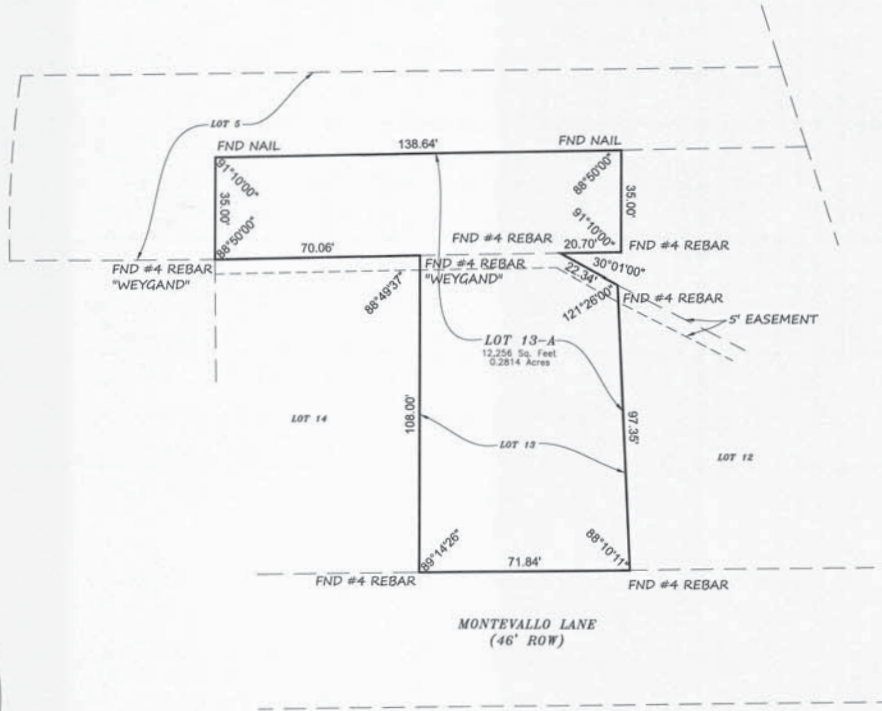
SITUATED IN THE NW ¼ OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

SCALE: 1"=20'

WEYGAND SURVEYORS, INC.

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

DATE: JUNE 2022



VICINITY MAP (NOT TO SCALE)



NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C05573, DATED SEPTEMBER 24, 2021.



State of Alabama)
Jefferson County)

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and, JONATHAN RATLIFF, 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 RATLIFF'S RESURVEY OF MONTEVALLO LANE, 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 maps of MONTEVALLO LANE (MB 24, PG 76), and MONTEVALLO TERRACE 1ST ADD (MB 25, PG 42), and to the government survey of Section 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, Ray Weygand, 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 owners also certify that they are the owners of said land.

In Witness Whereof, the said Ray Weygand has set his name and seal, and Jason Smith, as Owner, have caused these presents to be executed on their behalf, this the ____ day of _____, 2022.

By: _____
Ray Weygand
Reg.L.S. #24973

By: _____
Jonathan Ratliff - Owner

State of Alabama)
Jefferson County)

I, _____, as Notary Public in and for said County and State, do hereby certify that Ray Weygand, 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 said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this ____ day of _____, 2022.

By: _____
Notary Public - Commission Exp: _____

State of Alabama)
Jefferson County)

I, _____, as Notary Public in and for said County and State, do hereby certify that Jonathan Ratliff, whose name is signed to the foregoing certificate as Member Found Properties LLC, Owner, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this ____ day of _____, 2022.

By: _____
Notary Public - Commission Expires: _____

Final plat approved by resolution of the Mountain Brook Planning Commission on _____, 2022.

APPROVED FOR RECORDING

Chairman _____

Secretary _____

NOTE:

Environmental Services Department approval indicates that this document has been reviewed for provision 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 Right of Way or Easement boundaries after this date may void this approval.

Director of Environmental Services _____

Date _____

NOTES:

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

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING AND FOR ALL SOIL CONDITIONS. THIS ENGINEER/LAND SURVEYOR IS NOT RESPONSIBLE FOR EITHER.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT

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

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

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

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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 AND SUBSURFACE INVESTIGATIONS.

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

P-22-13 Aerial



6/28/2022, 2:12:56 PM

..... LotLines 2018 Aerial

Red: Band_1

Green: Band_2

Blue: Band_3

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Jefferson County Information Technology Services, JeffCoAL, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

ArcGIS Web AppBuilder

JeffCoAL, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA | Jefferson County Information Technology Services | Hunter Simmons |



Planning Commission Application PART I

Project Data

Address of Subject Property #2 West Montcrest Drive

Zoning Classification B

Name of Property Owner(s) John Samuel Brien; Kristen Amanda Brien

Phone Number 678-427-4570 Email brienjs@gmail.com

Name of Representative Agent (if applicable)

Eric Dale

Phone Number 205-873-1676 Email eric@ericdale.com

Name of Engineer or Surveyor Buck Callahan

Phone Number 205-229-1993 Email buck@southcentralsurveying.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.

MICHAEL ERIC DALE

RESIDENCE DESIGN
INTERIOR DESIGN

June 9, 2022

Planning Commission
City of Mountain Brook, AL

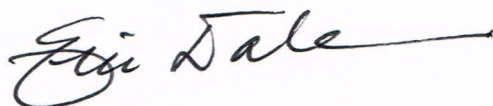
Property Address: #2 West Montcrest Drive, Mountain Brook, AL 35213, Zone B
Property Owners: Kristen & John Brien

Dear Board Members:

We are asking for approval to properly record this property with the Jefferson County Land Records Office. A portion of the original lot was sub-divided and added to the adjacent lot by the original developer when homes were built. The newly created lots were not properly recorded at that time.

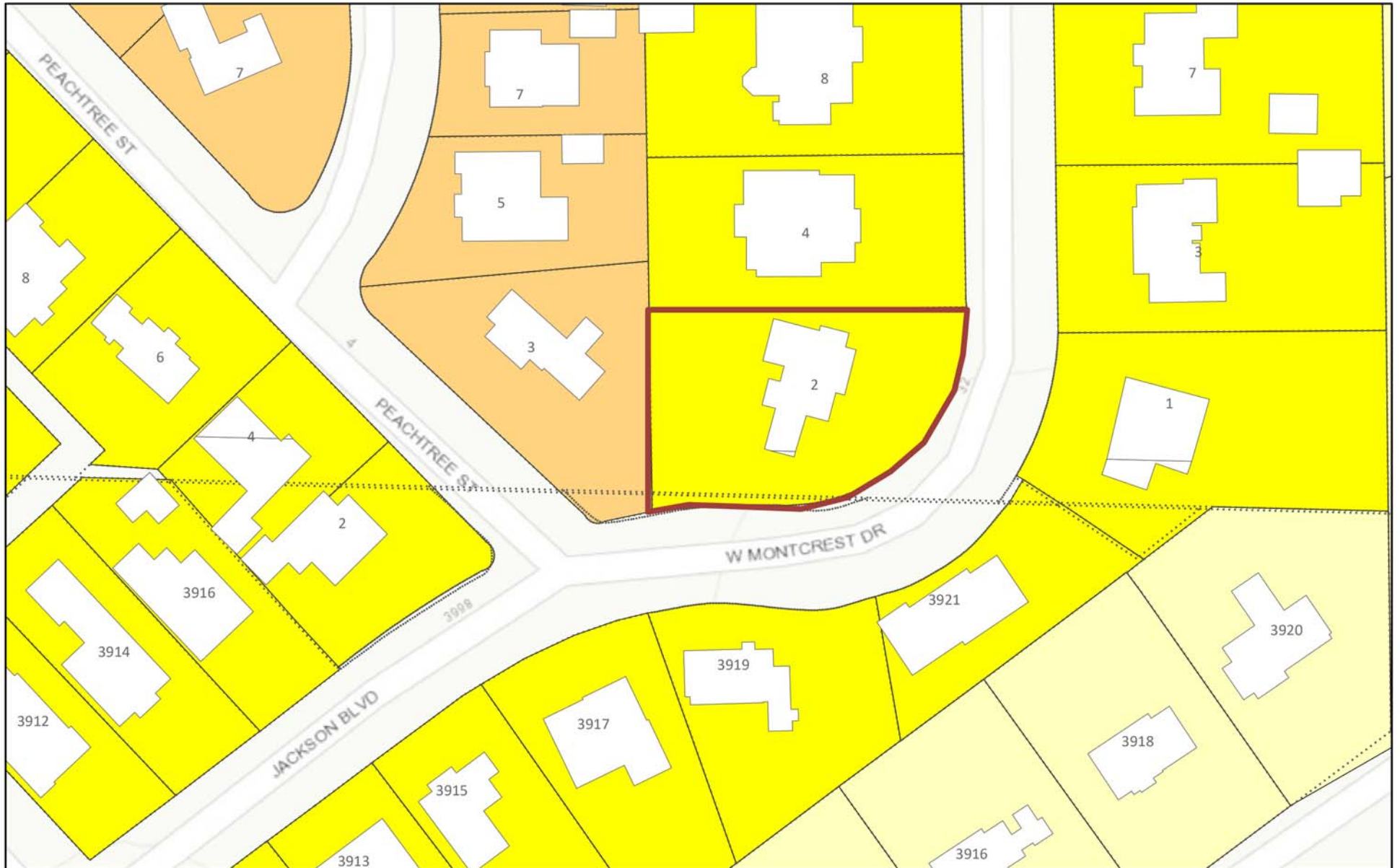
(Please note that this request was heard and approved in October 2020 but the survey was not properly filed and recorded with the county within the required time frame. We are therefore beginning the process anew.)

Thank you for your consideration,



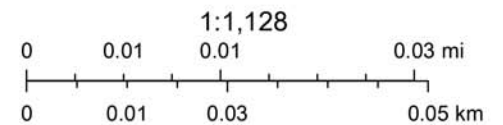
Eric Dale

P-22-14 Zoning



6/28/2022, 2:24:27 PM

- LotLines
- Tax_Parcels 2021
- Residence B District
- Residence A District
- Residence C District



JeffCoAL, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

ArcGIS Web AppBuilder

JeffCoAL, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA | Jefferson County Information Technology Services | Hunter Simmons |

P-22-14

Resurvey in Residence B zoning

- ✓ “Clean-up” resurvey combining portions of legacy lots. *This is the same plat that was approved by the planning commission on October 5, 2020 (P-20-22), but was not recorded prior to expiration of approval.*
- ☑ **May be approved as a final plat.**
- ✓ Conforms to the Zoning Regulations for Residence-B.
- ✓ **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: A Resurvey of Part of Lot 5, Shades Valley Gardens, Second Sector
 - CURRENT ZONING: Residence B
 - OWNERS: John and Kristen Brien
 - LOCATION: 2 West Montcrest Drive

A RESURVEY OF PART OF LOT 5, SHADES VALLEY GARDENS, SECOND SECTOR

(AS RECORDED IN MAP BOOK 25 PAGE 55)

SITUATED IN THE SE 1/4 OF SECTION 8, TOWNSHIP 18
SOUTH, RANGE 2 WEST, CITY OF MOUNTAIN BROOK,
JEFFERSON COUNTY, ALABAMA.

ZONED: RESIDENCE B

OWNER:
JOHN AND KRISTEN BRIEN
2 WEST MONTCREST DRIVE
MOUNTAIN BROOK, AL 35223

PREPARED BY:
SOUTH CENTRAL SURVEYING, LLC
156 SUNSET TRAIL
ALABASTER, AL 35007
(205)-229-1993

STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, William D. Callahan, Jr., Professional Land Surveyor, State of Alabama, John Samuel Brien and Kristen Amanda Brien, 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 was made in the instance of said owner; that this plat or map is a true and correct map of lands shown therein known as A RESURVEY OF PART OF LOT 5, SHADES VALLEY GARDENS, SECOND SECTOR, showing the sub-divisions into which it is proposed to divide said lands, giving the lengths and angles of each lot and its number, showing the streets, alleys and public grounds, giving the length and width and name of each street as well as the number of each lot and showing the relation of the lands to the recorded subdivision, and that iron pins have been installed at all lot corners and curve points as shown and are designated by small open circles on said plat or map. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage, except a mortgage held by Rensant Bank. I further 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.



By: William D. Callahan, Jr. Date: 06/09/2022
William D. Callahan, Jr., P.L.S.
AL Reg No 28251

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that William D. Callahan, Jr., whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me, on this date, that after being 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 _____, 2022.

Notary Public
MY COMMISSION EXPIRES _____

By: _____ DATE _____
John Samuel Brien, Owner

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that John Samuel Brien, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being 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 _____, 2022.

Notary Public
MY COMMISSION EXPIRES _____

By: _____ DATE _____
Kristen Amanda Brien, Owner

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Kristen Amanda Brien, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being 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 _____, 2022.

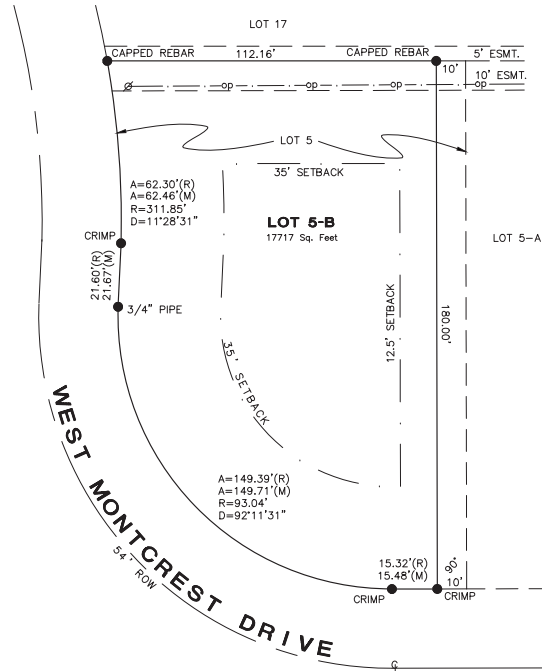
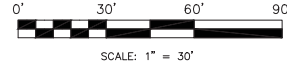
Notary Public
MY COMMISSION EXPIRES _____

By: _____ DATE _____
Officer, Rensant Bank, Mortgagee

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that _____, whose name is signed to the foregoing certificate as mortgagee, and who is known to me, acknowledged before me, on this date that after being 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 _____, 2022.

Notary Public
MY COMMISSION EXPIRES _____



Mountain Brook Planning Commission Chairman Date _____

Mountain Brook Planning Commission Secretary Date _____

Director of Environmental Services Approved In Format Only Date _____

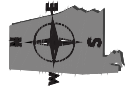
Note:
Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewers, however, this does not mean sanitary sewers have been built or will be built in the future. Any change in the right of way or easement boundaries after the date may void this approval

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.
- Basis of bearing is based on plat.
- Surface drainage not within the accepted and maintained Right-Of-Way will not be maintained by City of Vestavia Hills.
- Contractor and/or developer are responsible for providing building sites free of drainage problems.
- No sub-surface investigation of geological conditions was performed by South Central Surveying, LLC; therefore no reference whatsoever is made as to the suitability for residential construction.
- Consulted the latest Flood Insurance Rate Map (F.I.R.M.), Community Panel Number 01073C04130, dated September 29, 2006, and found that the parcel shown DOES NOT lie in a special flood hazard area, Zone X.

LEGEND	
● - IRON PIN FOUND (DESCRIPTION)	■ - CONCRETE.
○ - 1/2" CAPPED REBAR SET	D - DEED
∅ - UTILITY POLE.	--- NOT TO SCALE.
ROW - RIGHT OF WAY.	AC. - ACRES.
--- OVERHEAD UTILITY LINE(S).	C - CENTERLINE.
--- FENCE	D.B. - DEED BOOK.
⊕ - FIRE HYDRANT	M.B. - MAP BOOK
	P.B. - PLAT BOOK
	P.G. - PAGE.

South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING
156 SUNSET TRAIL
ALABASTER, ALABAMA 35007
PHONE 205-229-1993
EMAIL: buck@southcentralsurveying.com



PROJECT: RESURVEY PART OF 5, SHADES VALLEY GARDENS, SECOND SECTOR

OWNER: JOHN & KRISTEN BRIEN
2 WEST MONTCREST DRIVE
MOUNTAIN BROOK, AL 35223

SHEET No.:
1 of 1

PROJECT NO:
20-06033

P-22-14 Aerial



6/28/2022, 2:26:14 PM

..... LotLines 2018 Aerial

Red: Band_1

Green: Band_2

Blue: Band_3

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Jefferson County Information Technology Services, JeffCoAL, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

ArcGIS Web AppBuilder

JeffCoAL, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA | Jefferson County Information Technology Services | Hunter Simmons |