

PLANNING COMMISSION PACKET

November 1, 2022

Hello All,

Enclosed please find your packet for the meeting of November 7, 2022.

For consideration we have:

- 1 clean-up resurvey

If you receive any citizen inquiries regarding this case the plat may be viewed by going to:

www.mtnbrook.org

- Calendar (upper right corner)
- Planning Commission (November 7, 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 Monday!

Dana

MEETING AGENDA
CITY OF MOUNTAIN BROOK
PLANNING COMMISSION
NOVEMBER 7, 2022
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

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 – NOVEMBER 7, 2022

1. Call To Order
2. Approval of Agenda
3. Approval of Minutes: October 3, 2022
4. **Case P-22-18:** Resurvey of Lots 6 through 9, Block 3 Rockridge Park, being a Resurvey of acreage, and Lots 6, 7, 8, and 9, Block 3 Rockridge, as recorded in Map Book 14, Page 75 in the Office of the Judge of Probate Jefferson County, Alabama and acreage; situated in the SW ¼ and the NW ¼ of NE ¼, Section 5, Twp-18S, R-2W, Jefferson County, Alabama. – **14 Ridge Drive**
5. Next Meeting: **Monday, December 5, 2022**
6. Adjournment



Planning Commission Application PART I

Project Data

Address of Subject Property 14 Ridge Drive, Mountain Brook, AL 35213

Zoning Classification Residential Class A

Name of Property Owner(s) Jodi Sullivan

Phone Number 205-332-9036 Email jodi@theateller-bhm.com

Name of Representative Agent (if applicable)

Phone Number _____ Email _____

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.

October 18, 2022

CITY OF MOUNTAIN BROOK PLANNING COMMISSION
56 CHURCH STREET | MOUNTAIN BROOK, AL 35213

Please find attached requested materials to replat 14 Ridge Drive, Mountain Brook, AL 35213 from multiple lots into one. We are rebuilding the main house that was torn down by the previous owners. The new house will not require any setbacks or variances and should be less than 6000 sqft upon completion.

SINCERELY,


JODI SULLIVAN

P-22-18 Zoning



11/1/2022, 1:28:08 PM

Building Footprints 2020v1 Tax_Parcels 2021

Lot Lines

Residence A District

Residence D District

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

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 | Jefferson County Department of Information Technology |

P-22-18

Resurvey in existing Residence A zoning

- ✓ “Clean-up” resurvey combining legacy lots and acreage.
- ☑ **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 6 Through 9, Block 3, Rockridge Park

CURRENT ZONING: Residence A

OWNER: Jody Sullivan

LOCATION: 14 Ridge Drive

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

RESURVEY OF LOTS 6 THROUGH 9, BLOCK 3 ROCKRIDGE PARK

BEING A RESURVEY OF ACREAGE AND LOTS 6, 7, 8 & 9 BLOCK 3 ROCKRIDGE AS RECORDED
IN MAP BOOK 14, PAGE 75 IN THE OFFICE OF THE JUDGE OF
PROBATE JEFFERSON COUNTY, ALABAMA AND ACREAGE

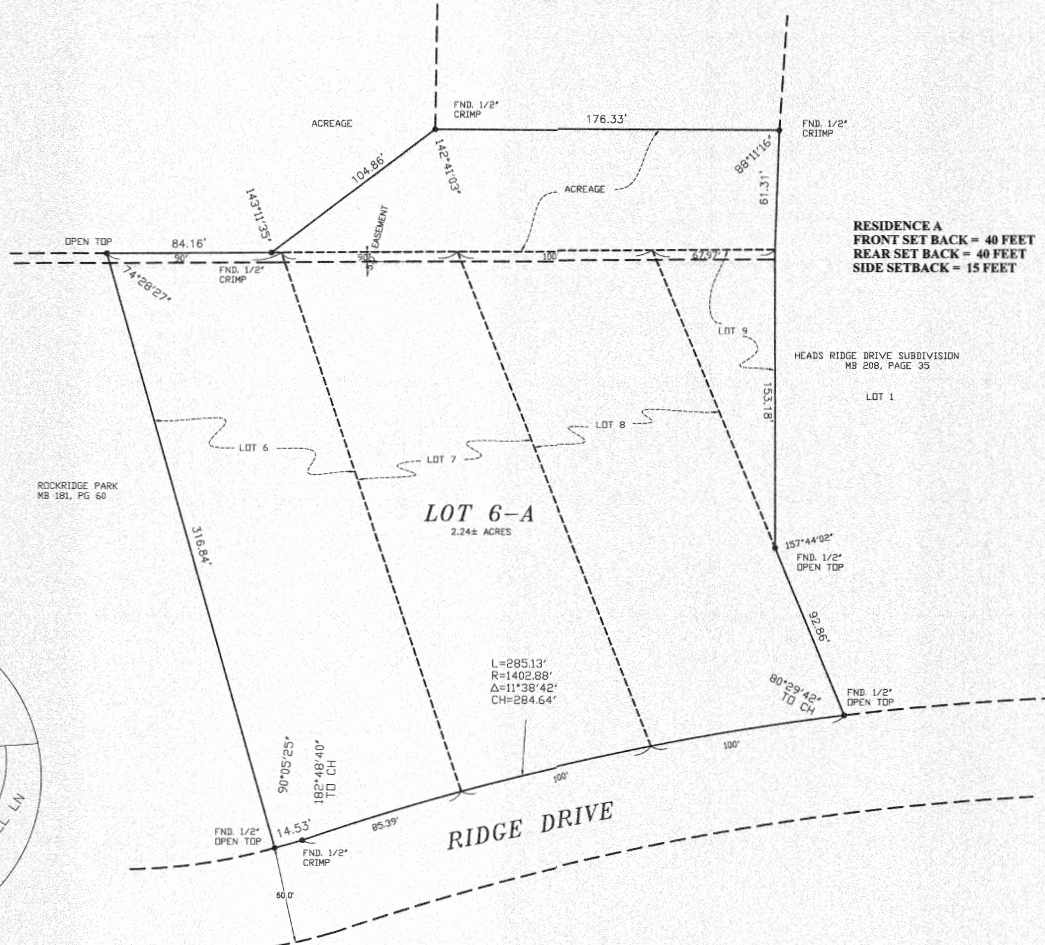
SITUATED IN THE SW ¼ AND THE NW ¼ OF NE ¼
SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 WEST
JEFFERSON COUNTY, ALABAMA

SCALE: 1"=30'

WEYGAND SURVEYORS, INC.

Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone: (205) 942-0088 Fax: (205) 942-0087

DATE: OCTOBER 2022



STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Jodi Sullivan, the 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 RESURVEY OF LOTS 6 THROUGH 9, BLOCK 3 ROCKRIDGE PARK, 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 ROCKRIDGE (MB 14, PG 75) and to government survey of Section 5, 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: _____
Ray Weygand
Reg. L.S. #24973

By: _____
Jodi Sullivan - Owner

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 Jodi Sullivan, 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 ____ day of _____ 2022.

By: _____
Notary Public - My commission expires: _____

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

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

APPROVED: _____ DATE: _____
Jefferson County Health Department

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.

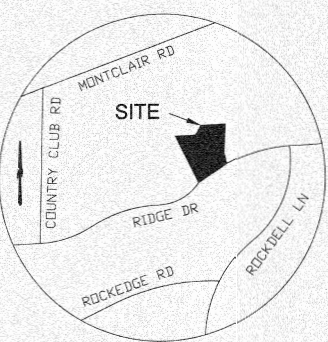
ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

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 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.

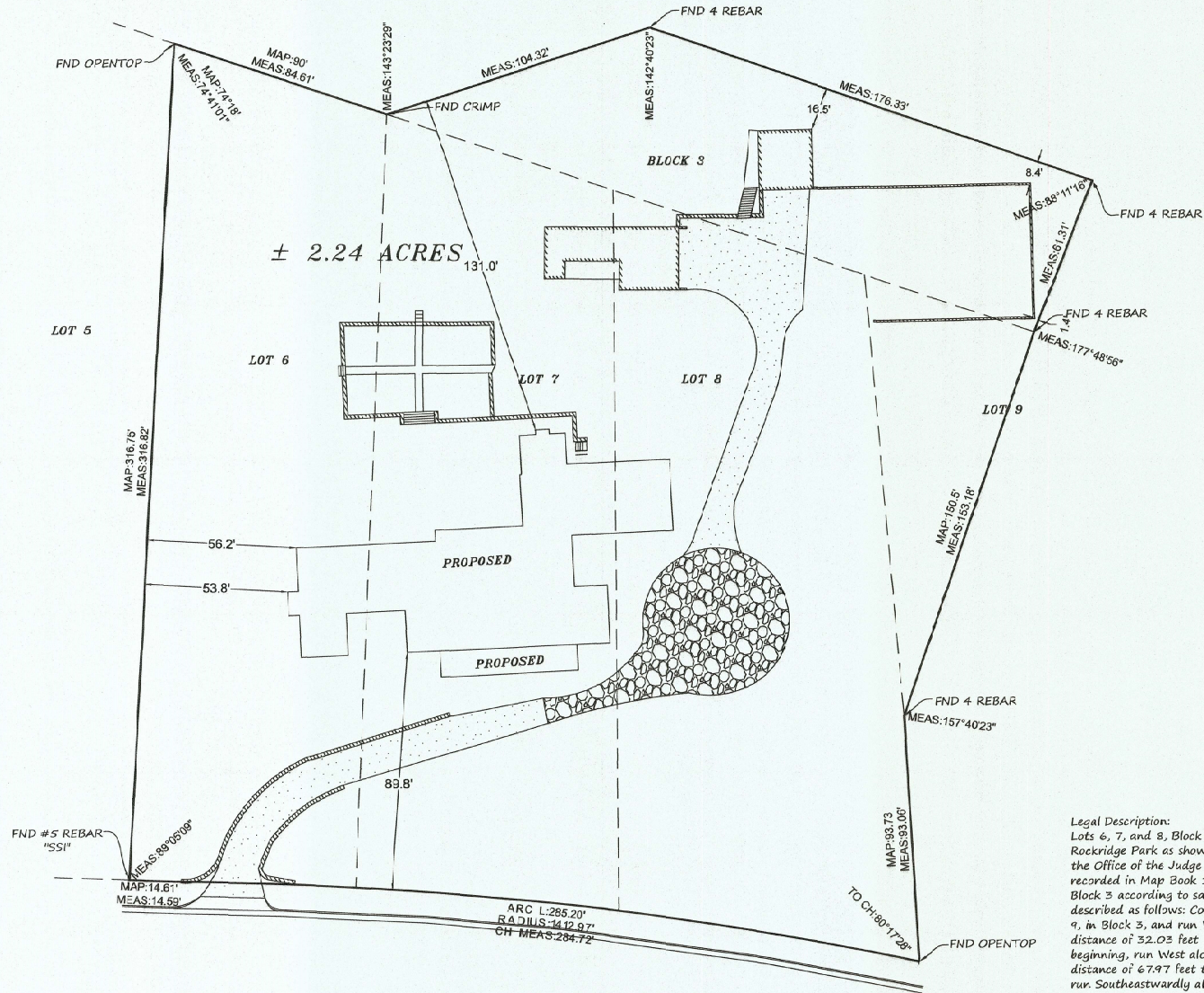
VICINITY MAP
(NOT TO SCALE)



NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
(ZONE "X") AS PER MAP NO. 01075C0394G, DATED SEPTEMBER 29, 2006.



- LEGEND**
- ASP ASPHALT
 - BLDG BUILDING
 - CALC CALCULATED
 - MEAS MEASURED
 - CH CHORD
 - LNG LONG CHORD
 - DEF DEFLECTION
 - Δ DELTA
 - ESMT EASEMENT
 - REXWALL REINFORCED CONCRETE WALL
 - MINIMUM MINIMUM
 - MANICLE MANICLE
 - OH OVERHANG
 - POR PORCH
 - R RADIUS
 - R.O.W RIGHT OF WAY
 - SAN SANITARY
 - STM STORM
 - UTIL UTILITY
 - AC ACRES
 - S.F. SQUARE FEET
 - C CENTERLINE
 - A/C AIR CONDITIONER
 - POLE
 - ANCHOR
 - x- FENCE
 - OVERHEAD UTILITY WIRE
 - P.W.M PAVEMENT
 - W/ W/
 - TAN TANGENT
 - RES RESIDENCE
 - SLGT LIGHT COVERED
 - COV COVERED
 - DECK DECK
 - CONCRETE
 - WALL
 - COLUMN



Legal Description:
 Lots 6, 7, and 8, Block 3, according to the Map and Plan of Rockridge Park as shown on that certain map which is recorded in the Office of the Judge of Probate of Jefferson County, Alabama, as recorded in Map Book 14, page 75; also that part of Lot 9, in said Block 3 according to said Map and Plan of Rockridge Park, described as follows: Commence at the Northeast corner of said Lot 9, in Block 3, and run West along the North line of said Lot 9 a distance of 32.03 feet for a point of beginning; from the point of beginning, run West along the North line of said Lot 9 in Block 3 a distance of 67.97 feet to the Northwest corner of said Lot; thence run Southeastwardly along the West line of said lot a distance of 162.62 feet; thence run Northward a distance of 150.5 feet to the point of beginning.

A tract of land situated in the Northwest 1/4 of the Northeast 1/4 of Section 5, Township 18 South, Range 2 West, Jefferson County, Alabama, being more particularly described as follows: Commence at the Southwest corner of said 1/4-1/4 section and thence run East along the South line of said 1/4-1/4 for a distance of 554.53 feet to the point of beginning; thence continue along last described course for a distance of 262.12 feet to a point; thence turn an angle to the left of 87°40'44" and run Northeastly for a distance of 62.31 feet to a point; thence turn an angle to the left of 91°48'39" and run West for a distance of 176.33 feet to a point; thence turn an angle to the left of 35°57'12" and run Southwesterly for a distance of 108.36 feet to the point of beginning; being situated in Jefferson County, Alabama.

STATE OF ALABAMA
 JEFFERSON COUNTY
 "PLOT PLAN"

I, Ray Weygand a Registered Land Surveyor, hereby certify to the purchaser of this property at this time that I have surveyed Lot 6-BAND PART OF LOT 9, BLOCK 3 ROCK RIDGE PARK, as recorded in Map Volume 14, Page 75, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of SEPTEMBER 27, 2022. Survey valid if not sealed in red.

Order No. 2022-157
 Purchaser:
 Address: 14 RIDGE ROAD

Ray Weygand Reg. S. 824973
 181 Connor Road, Homewood, AL 35206
 Phone: (205) 942-0098 Fax: (205) 642-0097
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Note: (a) No title search of the public records has been performed by this firm and last shown therein was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) This shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.

P-22-18 Aerial



11/1/2022, 1:32:47 PM

----- Lot Lines Aerial 2021

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 Department of Information Technology , JeffCoAL, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

ArcGIS Web AppBuilder