PLANNING COMMISSION PACKET

January 31, 2023

Hello All,

Enclosed please find your packet for the meeting of February 6, 2023.

For consideration we have:

• 3 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 (February 6, 2023)
- 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 FEBRUARY 6, 2023

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 – FEBRUARY 6, 2023

- 1. Call To Order
- 2. Approval of Agenda
- 3. Approval of Minutes: January 3, 2023
- 4. Case P-23-05: Mills Resurvey, being a Resurvey of Lots 133 and 134, according to the survey of Pine Crest, as recorded in Map Book 18, Page 64, in the Probate Office of Jefferson County, Alabama; situated in the NW ¼ of Section 9, Twp-18S, R-2W, Jefferson County, Mountain Brook, Alabama. 2929 Pine Haven Drive
- 5. Case P-23-06: Subdivision; Lots 1D and 1E of the Resurvey of Lot 1D of Lane Parke Subdivision as recorded in Map Book 239 at Page 3 in the Office of the Judge of Probate of Jefferson County, Alabama. Lane Parke

This is the same plat that was approved by the Planning Commission on January 3, 2023 (P-23-01), but with some additional utility easements noted.

- 6. Case P-23-07: Resurvey of Lots 21 & 22, Block 8 South Highlands; being a resurvey of Lots 21 & 22, Block 8, 1st Addition to South Highlands, as recorded in Map Book 7, Page 105 & 106 in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the SE ¼ of Section 6, Twp-18S, R-2W, Jefferson County Alabama. 2419 Park Lane South
- 7. Next Meeting: March 6, 2023
- 8. Adjournment



Planning Commission Application PART I

Project Data

Address of Subject Property 2929 Pine Haven Drive, Mountain Brook, AL 35223		
Zoning Classification <u>"Residence B District"</u>		
Name of Property Owner(s) Mr. and Mrs. Elliott T.W. Mills		
Phone Number 205.915.6447 Email ETWMills@Gmail.com		
Name of Representative Agent (if applicable)		
Phone Number Email		
Name of Engineer or Surveyor Jeff D. Arrington		
Phone Number 205.985.9315 Email_Jeff@ArringtonEngineering.com		
Property owner or representative agent must be present at hearing		
<u>Plans</u>		
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.		

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December 28, 2022

To: City of Mountain Brook Planning Commision

Attn: Tammy Reid, Dana Hazen

Re: 2929 Pine Haven – Mills Resurvey

2929 Pine Haven Drive Mountain Brook, AL 35223 – Mills Resurvey

Good afternoon,

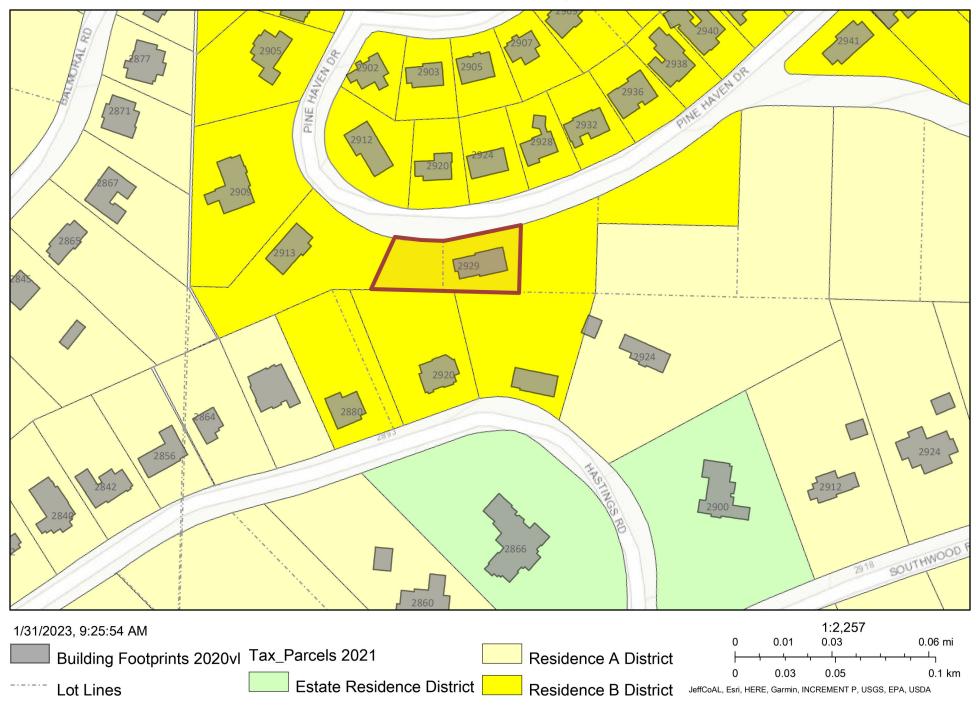
The scope of this proposal involves resurveying lots 133 and 134, according to the survey of Pine Crest, as recorded in Map Book 18, Page 64, in the Probate Office of Jefferson County. The purpose is to combine the two lots into one to facilitate a single family residence.

Please feel free to reach out if you have any questions or concerns.

Elliott T.W. Mills Elliott T.W. Mills

205.915.6447

P-23-05 Zoning



P-23-05

Resurvey in Residence B zoning

- ✓ Resurvey combining 2 lots into 1 lot.
- May be approved as a final plat; the following correction for the final plat is required by the Subdivision Regulations, and is suggested as condition of approval:
 - 1) delete the words "and Zoning" from the two Mountain Brook signature blocks;
- ✓ 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.
- ✓ On December 19, 2022 BZA approved Case A-22-31, a request to allow a new single family dwelling to be 30.5 feet from the front property line (Pine Haven Drive), 20 feet from the rear property line (south), and to allow a detached accessory structure (garage) to be 20 feet from the rear property line, all in lieu of the required 35 feet.

• Project Data:

NAME: Mills Resurvey

CURRENT ZONING: Residence B

OWNERS: Mr. and Mrs. Elliott T.W. Mills

LOCATION: 2929 Pine Haven Drive

MILLS RESURVEY GRAPHIC SCALE BEING A RESURVEY OF LOTS 133 AND 134, ACCORDING TO THE SURVEY OF PINE CREST, AS RECORDED IN MAP BOOK 18, PAGE 64. IN THE PROBATE OFFICE OF JEFFERSON COUNTY. ALABAMA (IN FEET) 1 inch = 20 ft. SITUATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA MT. BROOK, ALABAMA SURVEY CONTROL THE BASIS OF BEARINGS AND OR COORDINATES SHOWN ON THIS SURVEY ARE ASSED ON ALBAMA STATE PLANE WEST ZONE GRID NORTH. NAD 88/2011) AND VERTICAL DATUM IS NAVOW 88 (GEDIO 1290 ELEVATION AND POSITION WAS OBTAINED FROM R.T.K OBSERVATION USING THE ALDOT CORS MERVANDOK AS CONTROVER AS CONTROVERS AS CONTR STATE OF ALABAMA COUNTY OF JEFFERSON COUNTY OF JEFFERSON THE LIMDERSIONED, JEFF D. ARRINGTON. A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND ELLOT MILLS, OWNER, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MAD SEY AND SURVEYOR AND THAT SAD SURVEYOR AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAD OWNER. THAT THIS PLAT OR THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAD OWNER. THAT THIS PLAT OR HES SURVEY "SOUNDES THE SURVEY OF THE SOUNDARIES OF FACH LOT AND THE RESURVEY" SOUNDES THE SURVEY OF THE BOUNDARIES OF FACH LOT AND THE AMOS SHOWNED THE SENSET, LALEY SAND PUBLIC GORDIOUS, GIVING THE EINSTAN AND SHOWNED THE RELATION OF THE LANDS TO THE SURVEY OF PINE CREST, AS AND SHOWNED THE PROPARTE OFFICE OF JEFFERSON COUNTY IN MAP BOOK IS, PAGE 64. AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CONNERS AND CURVE POINTS AS SHOWN AND DESIGNATED OF SADE LAND CAND AND THAT THE SAME IS NOT SUBJECT TO A MORTGAGE. COORDI VICINITY MAP REFER TO THE SUBDIVISION COVENANTS AND RESTRICTIONS FOR BUILDING SETBACKS AND LOT RESTRICTIONS NOT SHOWN ON THE PLAT. 2 NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND OR RIGHTS OF WAYS, RECORDED OR UNDECONDED. THE LOTS SHOWN HEREON ARE SUBJECT TO SETBACKS, EASEMENTS, AND ZONING AND BUILDING CODE ORDINANCES OF THE GOVERNING AUTHORITY. 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. 3. ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE LOTS BOTH WITHIN AND OUTSIDE THE SUBDIVISION. THE CITY OF CHELSEA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE THE PUBLIC INCHIT OF WAY. SURVEYOR PINE HAVEN DRIVE OWNER 50' Right of Way JEFF D. ARRINGTON ALABAMA LIC. NO:18664 THE CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS. 5. THE BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND AROUND DATE:_ 6. THE OWNERBUILDER SHALL USE APPROPRIATE METHODS INCLUDING PIPES, UNDERDRAINS, DITCHES, SWALES, GRADING OR OTHER METHODS TO PROVIDE A BUILDING SITE FREE OF SUFFACE OR SUBJURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS. I. THE UNDERSIGNED. A NOTARY PUBLIC IN AND FOR SAID COUNTY. IN SAID STATE. I, THE UNDERSIGNED, A NOTINCH FUELL IN VAIN FOR A STAIL COUNTY, IN STAIL STATE, HEREBY CERTIFY THAT JEFF D. ARRINGTON, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY IN FORMED OF THE CONTENTS OF SAID CERTIFICATE HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION. 28 00 09 2 002 037.000 Garza June Jaynes 2922 Hastings Rd Birmingham, AL 35223 LOT 133A GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF ______, 20__. 28 00 09 2 002 039.000 8. NO FENCING, AUXILIARY STRUCTURES, LANDSCAPING OR CHANGES IN TOPOGRAPHY WHICH ALTERS THE FLOW OF STORMWATER OR ADVERSELY EFFECTS ANY PROPERTY SHALL BE PERMITTED. NOTARY PUBLIC MY COMMISSION EXPIRES 9. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED IN ANY EASEMENT. 10. NO BUILDING SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) 86.74° 01°1423° FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL. THE PROPERTY RECORDED BY THIS PLAT IS LOCATED IN FLOOD ZONE X AS I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT ..., WHOSE NAME AS SIGNED TO THE POREGOING CERTIFICATE AS OWNER, AND WHO IS NOWN TO ME, CANYOWLEDGE BEFORE ME ON THIS DATE THAT BEIND DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE. HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CERTIFICATE. SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS) PANEL NUMBER 01073C05571, DATED 9-24-2021. 6' PUBLIC UTILITY EASEM 111.50 11. ALL STREET RIGHT OF WAYS UNLESS DENOTED AS PRIVATE ARE DEDICATED GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF ______, 20__. 28 00 09 2 002 047 000 NOTARY PUBLIC MY COMMISSION EXPIRES Scott John P III & Hayden L 2920 Hastings Rd Birmingham, AL 35223 COMBINE 2 LOTS ONTO 1 LOT.



ADDROVED IN EORMAT ONLY DIRECTOR OF ENVIRONMENTAL SERVICES ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED FOR PROVISIONS OF FUTURE OR EXISTING SANITARY SEVERS, HOWEVER THIS DOCE NOT MEAN SANITARY SEVERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN THE RICHT-OF-WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY YOUR THIS APPROVA

ZONING THIS PROPERTY IS ZONED "RESIDENCE B DISTRICT" REQUIRED SETBACKS: FRONT... REAR... SIDES... 35 FEET 35 FEET 12.5 FEET

MATHMATICAL CLOSURE CLOSURE EXCEEDS 1:5000



DRAWING TITLE

LOCATION & DESCRIPTION SITUATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP : SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA MT. BROOK, ALABAMA



	DRAWN BY	JDA
	CHECKED BY:	JDA
	DATE:	12-22-2022
*	SCALE:	1" = 20"
1	PARTY CHIEF	JDA
/	PROJECT NO.:	78149A
	SHEET	1 OF 1



Planning Commission Application PART I

2711 Lane Parke Road, 911-931 Jemison Lane, 300-340 Rele St.
Address of Subject Property 360-390 Rele St. 1001-1011 Jemison Lane, 341-361 Rele St. 371-391 Rele Street, 1091 Jemison Lane
371-391 Relestreet, 1091 Jemison Lane
Zoning Classification PUD
Name of Property Owner(s) EVSON, Inc.
Phone Number 205.960.4428 Email john @ evsoninc. com
Name of Representative Agent (if applicable)
Elizabeth Bragg, PE
Phone Number 205 949 3976 Email 1122 bragg agmcnetwork. com
Name of Engineer or Surveyor Elizabeth Bragg, PE
Phone Number 205 949 3974 Email lizz. bragg agmonetwork.com
Property owner or representative agent must be present at hearing
<u>Plans</u>
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.

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Goodwyn Mills Cawood

2400 5th Avenue South Suite 200 Birmingham, AL 35233

T (205) 879-4462

www.gmcnetwork.com

City of Mountain Brook 56 Church Street Mountain Brook, AL 35213

January 13, 2023

RE:

Ms. Hazen,

The Final Plat document for the resurvey of the Lane Parke Subdivision is being resubmitted at this time for approval. The correct utility easements are shown on this submission per Jefferson County Environmental Services and Birmingham Water Works Board. All improvements proposed by the property owner have been completed and verified by the engineer for compliance with the design documents. If you should have any questions or comments about the documents submitted, please reach out to me at (205) 949-3976 or lizz.bragg@gmcnetwork.com.

Sincerely,

Elizabeth G. Bragg, P.E.

Engineering Project Manager

P-23-06

7-lot Subdivision in existing Planned Unit Development zoning

- This is the same plat as was approved by the planning commission (Case P-23-01) on January 3, 2023, but with the addition of utility easements as required by Jefferson County Department of Environmental Services.
- Can be approved as a final plat. The purpose of the subdivision is to divide the remaining acreage on which the project improvements are built. *This plat does not dedicate any right-of-way*; proposed right-of-way within Lane Parke shall be reviewed and approved by the City Council under separate review.
- ✓ Meets the Zoning Regulations for the PUD zoning district, as well as the requirements of the adopted Lane Parke PUD.
- ✓ **Overall layout is acceptable**, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.

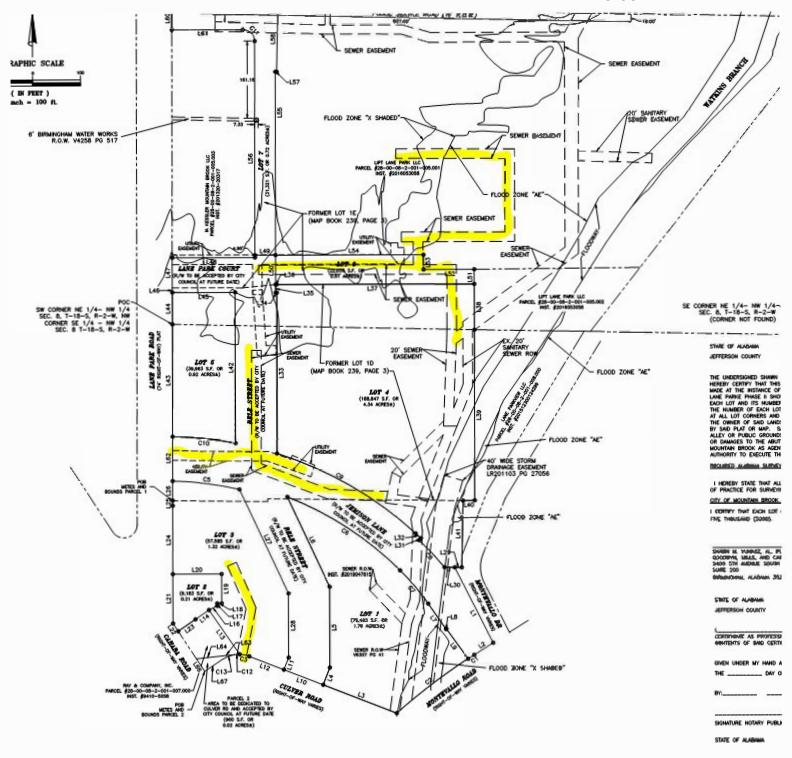
• Project Data:

NAME: Lane Parke Phase II

CURRENT ZONING: Planned Unit Development (PUD)

OWNER: Evson, Inc.

LOCATION: Lane Parke Road, Jemison Lane, Rele Street





DATE

#CBHM170004

STATE OF ALABAMA JEFFERSON COUNTY CITY OF MOUNTAIN BROOK 10' SEWER EASEMENT BOOK 4141 PG 491 PUBLIC SERVICE ROAD (16' R.O.W.) LOTS 1D AND 1E OF THE RESURVEY OF LOT 1D OF LANE PARKE SUBDIVISION AS RECORDED IN MAP BOOK 239 AT PAGE 3 IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALARAMA. _5 TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY: DISERCE.

COMMENCE AT THE SOUTHWEST COMER OF THE MOTHWAST GAMERS OF THE MOTHWAST GAMERY OF SECTION IS, TORNIGH IN SOUTH, ROME 2 SECTION PROPERTY IN SOUTH ROME 2 SECT SEWER EASEMENT LR201312 PG 20770 GRAPHIC SCALE FLOOD ZONE "X SHADED"-6' BIRMINGHAM WATER WORKS -R.O.W. V4258 PG 517 P.O.C. PORT OF COMBDICABLY
OF OF COM STEEPEN FOR THE WALE

STEEPEN N KESSLDR PARCEL #28-LEGEND 2400 5th Avenue S, Suite 2
Birmingham, AL 35233
T 205,879,4462
GMCNETWORK, COM 122,038, S.F. 0 0.51 ASSESSA SE CORNER NE 1/4- NW 1/4-SEC. 8, T-18-S, R-2-W (CORNER NOT FOUND) JEFFERSON COUNTY RELE STREET
(6/# to se ACCEPTED BY CITY
COUNDL AT PURINE DAILS) (MAP BOOK 239, PAGE 3)-LANE 1 THE UNCESSIONED SWIM MOME, YUMSZ, PROTESSIONAL LAND SUPRICIOR AND LANE PHASE RETAIL, LIC., AN ALAMAMA LIMITED LIMILLY COMMYN, OWERS, WE ARE AN ALL COMMYN CO SEWER ROW-V4980 PG 33 FLOOD ZONE "AE" UTILITY I HERSEY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STA-OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. CITY OF MADDINAN BROOK CLOSURE STATEMENTS:
I COPINY THAT EXCH LOT CONTINUED WITHIN THIS SUBDANSION HAS BEEN CLOSED AND THE MATHEMATICAL CLOSURE OF EACH LOT IS NO LESS THAT ONE (1) TO THE THOUSAND CONTINUED WITHIN THIS SUBDANSION HAS BEEN CLOSED AND THE MATHEMATICAL CLOSURE OF EACH LOT IS NO LESS THAT ONE (1) TO - FLOOD ZONE "AE" 8 8 8 E LOT 3 (57,585 S.F. OR 1.32 ACRES±) LINE # DIRECTION LENGTH LINE # DIRECTION LENGTH L1 S26" 44' 06"E 175.91" L32 N47' 13' 13'W 14.78' LANE PARKE RETAIL, LLC, AN ALABAMA LIMITED LIABILITY COMPANY FIRST HORIZONS BANK, A TENNESSEE BANKING CORPORATION EASTERNOT V L2 N57° 48' 11"E 46.85' L33 N00" 05" 48"E 334.89" L20 NST. #2019047615 L3 N68" 42" 02"W 164.30" L34 N90° 00' 00"W 2.21" L35 N00" 00" 00"E 17.19" L4 N21° 22' 25"E 38.46" LOT 1 (76,483 S.F. OR 1,76 ACRES±) L6 N25" 00" 26"W 206.75" L37 S89° 54° 12"E 412.15° L7 S34' 49' 27"E 64,55' L38 S00' 05' 48"W 95,41' LANE PARK PHASE L8 S53" 58" 24"W 0.77" L39 S00' 04' 12"W 355.39' MOTOR PRODUCTION TO SHADED 8, T-18-S, L10 N68" 42" 02"W 87.68" L41 S01' 18' 05"W 139.13' GIVEN UNDER MY HAND AND SEAL THIS L11 S22' 02' 28"W 27.11" L42 S00' 05' 48"W 313,78' THE _____ DAY OF _____ L12 N68' 42' 02"W 77.35' L43 N00" 05" 48"E 233.81" L13 N34' 25' 58'W 112.24' L14 S55" 34" 02"W 34.38" L45 S89° 54' 12"E 130.97' SEC. L15 N00" 02" 01"W 13.39" L46 S00 06 03 W 9.50 L16 N63' 24' 53"E 19.22' L47 N00' 05' 22"E 63.09' STATE OF ALABAMA L17 N00' 00' 00"E 5.00' N90" 00" 00"E 9.50" L49 S89" 54" 12"E 43.00" L19 N00' 00' 34"W 61.00' L50 N00" 00" 00"E 61.19" I, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT
IS SIGNED TO THE FOREGOING CERTIFICATE, WHOM IS KNOWN TO ME, ACKNOWLEDGE GEFORE ME ON THIS DUTE THAT AFTER HAWN'S BEEN DULY INFORMED TO THE
CONTENTS OF SAID CERTIFICATE. THEY DECOUTED THE SAINE VOLUNTIARY AS SUCH INFORMULA WITH PULL AUTHORITY THEREFORE. L20 S90' 00' 00'W 101.58' L51 S00' 05' 48'W 30.50' L21 S00 05 06 W 102.42 L52 S89' 54' 12"E 105.69' GENERAL SURVEYOR'S NOTES CENTERAL SURFETURES NOTES

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PRINCE, THE RECORDED SERVINGE PLAY, AND, OR STORES EXCORRED DOCUMENT SHOWN HEREIN,
2. PRINCE, THE SURFEYS OF THE SURFE GIVEN UNDER MY HAND AND SEAL THIS L22 N33 20 30 W 19.49 L53 S00' 05' 48'W 30.50' L23 N55' 34' 02"E 43.63' L54 S89 54 12 E 308.45 L24 N00' 05' 06"E 142.69" L55 S00 05 48 W 382.11 L25 N00' 06' 42"E 10.44' L56 N00' 05' 48"E 446.21' L26 N00' 05' 48"E 40.82" L57 S88 46 08 E 2.72 LINE # DIRECTION LENGTH L63 N84' 10' 56"E 35.72' L64 N83' 49' 29"E 44.20' SIGNATURE NOTARY PUBLIC L27 S25 06 02 E 239.71 L58 N01' 13' 52"E 134.70' L59 S88" 46" 08"E 221.00" L28 S00° 00° 00°E 134.02° L29 N89" 14" 06"W 14.61" L60 N00" 05" 48"E 50.40" L66 N33' 20' 30'W 31.14' JEFFERSON COUNTY L30 N89' 14' 06'W 21.55' L61 N89' 54' 12"W 148.07' L67 S56" 39" 30"W 45.64" L31 N43' 27' 57"E 5.49' L62 N00 05 48 E 92.75 Cover Time

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CF FINAL PLAT Cure Table

CURVE # LENSTH REQUES CONDENSETON CHORD CENTRO

C1 10.04 1243.26 507 27 23 10.04 1

C2 187.51 1243.26 507 47 21 11 167.33 1

C3 20.79 68.12 17 47 47 27 10 20.70 1

C4 14.81 56.50 N7 32 44 1 14.77 GIVEN UNDER MY HAND AND SEAL THIS

LANE PARKE PHASE II

08 282.90° 687.94° 556° 40° 54°E 280.91°



Planning Commission Application PART I

Project Data

Address of Subject Property 2419 PARK LANE SOUTH
Zoning Classification RESIDENCE C
Name of Property Owner(s) SCOTT & STACY PULLIAM
Phone NumberEmail
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
<u>Plans</u>
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.

X

P-23-07 Zoning



P-23-07

Resurvey in existing Residence C zoning

- ✓ Resurvey combining 2 lots into 1 lot.
- \square May be approved as a final plat.
- ✓ Meets the Zoning Regulations for the Res-C 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 21 & 22, Block 8, South Highlands

CURRENT ZONING: Residence C

OWNERS: Scott and Stacy Pulliam

LOCATION: 2419 Park Lane South

LEGEND SQUARE FEET AC ACRES .MORE OR LESS A DELTA ANGLE DEFLECTION ANGLE TANGENT RADIUS CHORD LENGTH ESMT EASEMENT EX. EXISTING M.B. MAP BOOK PG. ..PAGE FND. FOUND ..RIGHT-OF-WAY ROW. REBAR SET MIN MINIMUM CENTERLINE DEED BOOK NOT TO SCALE

RESURVEY OF LOTS 21 & 22 BLOCK 8 SOUTH HIGHLANDS

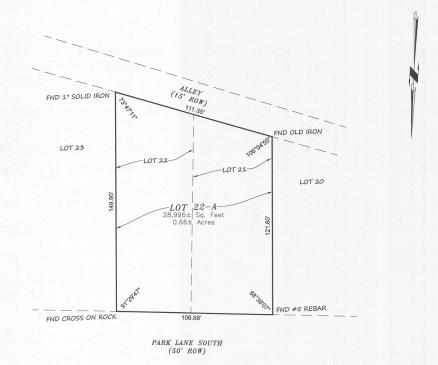
BEING A RESURVEY OF LOTS 21 & 22 BLOCK 8 1ST ADDITION TO SOUTH HIGHLANDS, AS RECORDED IN MAP BOOK 7 PAGE 105 & 106 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

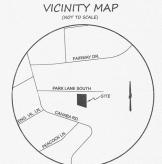
SITUATED IN THE SE ¼ OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

SCALE: 1"=20'

WEYGAND SURVEYORS, INC.
Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Hornewood, AL 35209
Phone:(205) 942-0086 Fax:(205) 942-0087
0' 20' 40' 60'

DATE: JANUARY 2023





NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0557J, DATED SEPTEMBER 24, 2021.

ZONED: RESIDENCE C

FRONT SETBACK: 35 FEET REAR SETBACK: 35 FEET SIDE SETBACK: 10 FEET



STATE OF ALABAMA

The undersigned, Ray Weygond, Registered Lond Surveyor, Stote of Alabama, and Scott Pulliom & Stocy Pulliom, the Owners, hereby certify that this pict or map was made pursuant to a survey made by said surveyor, and that this pict or map was made at the instance of sold owner, that this pict or map is a true and correct pict or map of land shown therein and known or to be known as RESNEY OF LOTS 21 & 22 BLOCK B SOUTH HIGHLANDS, showing the subdivisions into which it is proposed to divide said lands, giving the learning and picture of the boundaries of each lat and its number, showing the streets, alleys and public grounds, giving the bearings, length, width and name of sach streets, as well as the number of each lot and block, and showing the relation of the lands to the map of IST ADDITION IO SOUTH HIGHLANDS (WB 7, PC 105 & 100) and to government survey of Section 33, Township 17 South, Range 2 West, and that non pins have been installed at all of correct and curve points as shown and designated by 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. Sold owner also certifies that it is the owner of sold lands.

In Witness Whereof we have hereunta set our hands this the day of

By:	Ву:
Ray Weygand Reg. L.S. #24973	Scott Pulliam - Owner
	Ву:
	Stacy Pulliam - Owner
STATE OF ALABAMA}	
JEFFERSON COUNTY)	
whose name is signed to the foregoing certificat	Notary Public in and for said County and State hereby certify that Ray Weygand, e as Land Surveyor and who is known to me, acknowledged before me, on this do fficate, he executed the some voluntarity on the day the same bears date.
Given under my hand and seal this day	of 2023.
Ву:	
Notary Public - My commission expires:	
STATE OF ALABAMA}	
JEFFERSON COUNTY	
whose name is signed to the foregoing certificat	Notary Public in and for said County and State hereby certify that Scott Pulliam, ic as Owner, and who is known to me, acknowledged before me, on this day that, s, she executed same voluntarily on the day the same bears date.
Given under my hand and seal this day	of 2023
ones and my mane and see and,	
By:	
By:	
By:	
Notary Public — My commission expires: STATE OF ALABAMA} JEFFERSON COUNTY	tern Bublic Is and for sold Founds and State bench conflict that Stans Bullion, whose
Notary Public — My commission expires: STATE OF ALABAMA} JEFFERSON COUNTY A Notation of the public of the publi	tary Public in and for sald County and State hereby certify that Stacy Pullians, whose rer, and who is known to ma, conceredaged before me, on this day that, being informe me voluntarily on the day the same bears date.
Notary Public — My commission expires: STATE OF ALABAMA] JEFFERSON COUNTY] , , , o Not nome is signed to the foregoing certificate as Own	er, and who is known to me, acknowledged before me, on this day that, being informe ame voluntarily on the day the same bears date.
Notary Public — My commission expires: STATE OF ALABAMA] MEFFERSON COUNTY I, norme is signed to the foregoing certificate as Own of the contents of the certificate, she executed so	ier, and who is known to me, acknowledged before me, on this day that, being informe ame voluntarily on the day the same bears date.
Notary Public – My commission expires: STATE OF ALABAMA] EFFERSON COUNTY I o Not nome is signed to the foregoing certificate as Own of the contents of the certificate, she executed so Given under my hand and seal this day of	ier, and who is known to me, acknowledged before me, on this day that, being informe ame voluntarily on the day the same bears date.
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Notary Public – My commission expires: STATE OF ALABAMA) AFFERSON COUNTY I, — a Not name is signed to the foregoing certificate as Own of the contents of the certificate, she executed as Given under my hand and seel this — day of By Notary Public – My commission expires:	er, and who is known to me, coknowledged before me, on this day that, being informe me voluntarily on the day the same bears date
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Notary Public — My commission expires: STATE OF ALABAMA] AFFERSON COUNTY A Notary Public — My commission expires: Oliven under my hand and seel this	er, and who is known to me, coknowledged before me, on this day that, being informe wouluntarily on the day the same bears date. 2023. DATE:
Notary Public — My commission expires: STATE OF ALABAMA; AFFERSON COUNTY I	er, and who is known to me, ocknowledged before me, on this day that, being informe me voluntarily on the day the same bears date.
Notary Public — My commission expires: STATE OF ALABAMA; AFFERSON COUNTY I	er, and who is known to me, ocknowledged before me, on this day that, being informe wouluntarily on the day the same bears date.
Notary Public – My commission expires: STATE OF ALABAMA] SEPTERSON COUNTY] In one is signed to the foregoing certificate as Own of the contents of the certificate, she executed as Given under my hand and seel this day of By	er, and who is known to me, ocknowledged before me, on this day that, being informe me valuntarily on the day the same bears date.
Notary Public — My commission expires: STATE OF ALABAMA] AFFERSON COUNTY I,	er, and who is known to me, ocknowledged before me, on this day that, being informe me voluntarily on the day the same bears date.
Notary Public — My commission expires: STATE OF ALABAMA] AFFERSON COUNTY I,	er, and who is known to me, ocknowledged before me, on this day that, being informe me valuntarily on the day the same bears date.

NOTES: SEMENTS ON THIS MAY ARE FOR PUBLIC UTILITIES, SANTARY SEMES, STORM SEMES, STORM DITCHES, PRIVATE TILLMISON AND LES SYSTEMS, AND MAY BE USED FOR SIGHT PROFESS TO SERVE PROPERTY BOTH WITHIN AND WITHOUT HIS SUBDIMISON (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

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 ENGINEERS 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

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