

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

NOVEMBER 10, 2022

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: October 13, 2022

Final Plats

Consent Agenda

- (1) **FP-22-4** David R. & Rozanne S. Emory Are Requesting **Final Plat Approval For Petro Facial's Addition To South Birmingham Heights**. The Purpose for This Request Is to Combine Lots. The Property Is Owned By David R. & Rozanne S. Emory and Is Zoned Vestavia Hills O-1.
- (2) **FP-22-8** Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval For The Bray At Liberty Park First Addition**. The Purpose for This Request Is To Resurvey Acreage Into A Lot. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PB.
- (3) **FP-22-9** Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval For Old Overton-First Sector Second Addition**. The Purpose for This Request Is To Resurvey Acreage Into Four Lots. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.
- (4) **FP-22-10** David O'Brien Is Requesting **Final Plat Approval For O'Brien's Addition To Vestavia**. The Purpose for This Request Is To Resurvey Acreage Into A Lot. The Property Is Owned By David O'Brien and Is Zoned Vestavia Hills R-1.
- (5) **FP-22-11** Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval For Brayfield Residential Phase 1-A**. The Purpose for This Request Is To Resurvey Acreage Into Five Lots. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PB.

Rezoning

(6) **RZ-22-7**

Gladys Bailey Is Requesting **Rezoning** for **3419 Ronlea Cir.** from **Vestavia Hills A and Vestavia Hills R-2** For The Purpose Of Office Development.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES

OCTOBER 13, 2022

6:00 P.M.

The Planning & Zoning Commission of Vestavia Hills met in regular session on this date at 6:00 PM, following publication and posting pursuant to Alabama law. Due to the COVID-19 pandemic, in coordination with a Proclamation from Governor Ivey and pursuant to orders from the Jefferson County Health Department Official requiring social distancing along with limits of attendees, this meeting was held with a portion of the Commission digitally attending the meeting via remote computer locations utilizing a Zoom.com application. Staff and general public/audience members also were invited to attend via Zoom.com following publication pursuant to Alabama law. Chairman Barnes called the meeting to order and the City Planner called the roll with the following:

MEMBERS PRESENT:

Lyle Larson, Acting Chairman
Ryan Farrell
David Maluff
Rusty Weaver
Jonathan Romeo
Erica Barnes*
Hasting Sykes

MEMBERS ABSENT:

Mike Vercher, Chairman
Rick Honeycutt
**Appeared via Zoom*

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Christopher Brady, City Engineer

APPROVAL OF MINUTES

Mr. Larson stated that the minutes of the meeting October 13, 2022 are presented for approval.

MOTION Motion to approve minutes was made by Mr. Weaver and second was by Mr. Sykes. Voice vote as follows:

Mr. Maloof – yes
Mr. Weaver – yes
Mr. Sykes – yes
Mr. Larson – yes

Mr. Farrell – yes
Mr. Romeo– yes
Mrs. Barnes– yes
Motion carried.

Preliminary Plats

(1) **P-0622-15** Liberty Park Joint Venture, LLP Is Requesting **Preliminary Plat Approval For Brayfield Residential Phase II**. The Purpose for This Request Is To Plan Infrastructure, Private Streets, and 28 Residential Lots. The Property Is Owned By Liberty Park Joint Venture and Is Zoned Vestavia Hills PR-1.

Mr. Garrison explained the request and stated the item is ministerial.

Mr. Weaver asked how many phases are proposed.

James Parsons, from Schoel Engineering, was unsure and depended on the market.

Mr. Larson opened the floor for a public hearing. There being no one to address the Commission concerning this request, Mr. Larson closed the public hearing and opened the floor for a motion

MOTION Motion to approve Preliminary Plat Approval For Brayfield Residential Phase II was made by Mr. Weaver and second was by Mr. Sykes. Voice vote as follows:

Mr. Maloof – yes
Mr. Weaver – yes
Mr. Sykes – yes
Mr. Larson – yes

Mr. Farrell – yes
Mr. Romeo– yes
Mrs. Barnes– yes
Motion carried.

Consent Agenda

(2) **FP-22-5** Louis & Carrie Montgomery Are Requesting **Final Plat Approval For Montgomery’s Resurvey Of Rosemont Place**. The Purpose for This Request Is to Create Two Lots. The Property Is Owned By Louis & Carrie Montgomery and Is Zoned Vestavia Hills R-1.

(3) **FP-22-7** Patrick Gilbert Is Requesting **Final Plat Approval For A Resurvey Of Lots 18, 19, 20, 21, & 22, Block 4, Glass’s 3rd Addition To New Merkle**. The Purpose for This Request Is To Dedicate Land For Right-Of-Way. The Property Is Owned By Patrick Gilbert and Is Zoned Vestavia Hills R-4.

Mr. Garrison explained the request and stated the items is ministerial.

Mr. Larson opened the floor for a public hearing. There being no one to address the Commission concerning this request, Mr. Larson closed the public hearing and opened the floor for a motion.

MOTION Motion to approve items 2-3 was made by Mr. Weaver and second was by Mr. Sykes. Voice vote as follows:

Mr. Maloof – yes	Mr. Farrell – yes
Mr. Weaver – yes	Mr. Romeo– yes
Mr. Sykes – yes	Mrs. Barnes– yes
Mr. Larson – yes	Motion carried.

Conditional Use Permits

(4) **CU-22-1** Stephanie Hazen & Patrick Crabtree Are Requesting **Conditional Use Approval** for **Dog Grooming** Located At **1401 Montgomery Hwy.** The Property Is Owned By Patrick Crabtree and Is Zoned Vestavia Hills B-3.

Mr. Garrison explained that the request was for dog grooming. There were some concerns about the building flooding but the applicant has included that in her plan.

Ms. Hazen was present to answer any questions.

Mr. Larson opened the floor for a public hearing. There being no one to address the Commission concerning this request, Mr. Larson closed the public hearing and opened the floor for a motion.

With the Commission finding that the application met all nine criteria as defined in Section 13.3.4 of the Vestavia Hills Zoning Ordinance

MOTION Mr. Weaver made a motion to recommend Conditional Use Approval for dog grooming at 1401 Montgomery Hwy. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:




Mr. Maloof – yes	Mr. Farrell – yes
Mr. Weaver – yes	Mr. Romeo– yes
Mr. Sykes – yes	Mrs. Barnes– yes
Mr. Larson – yes	Motion carried.

Conrad Garrison, City Planner

Final Plat Application**FP-22-4**

Submitted On: Sep 19, 2022

Applicant

 Mark Gualano
 205-536-6999
 mg@mgualanolaw.com

Primary Location

901 MONTGOMERY HWY
 VESTAVIA HILLS, AL 35216

Project Information**Property Address**

901 Montgomery Hwy.

Parcel ID Number

28 00 30 2 012 004.000

Legal Description

200505/6230: Lots 15, 16 and 17, Block 15, of South Birmingham Heights, as recorded in Map Book 7, Page 41, in the Probate Office of Jefferson County, Alabama and also a portion of vacated Pine Street all being more particularly described by metes and bounds as follows: Beginning at the Southwest corner of Lot 15 of said South Birmingham Heights and run in an Easterly direction along the South line of said Lot 15 for a distance of 158.02 feet to the center of the vacated Pine Street; thence turn an interior angle to the right of 85 degrees 52 minutes 49 seconds and run in a Northerly direction along the center of the vacated Pine Street for a distance of 97.97 feet; thence turn an interior angle to the right of 90 degrees 00 minutes 00 seconds and run in a Westerly direction for a distance of 8.00 feet to a point on the West right of way line of Pine Street; thence turn an interior angle to the right of 270 degrees 00 minutes 00 seconds and run in a Northerly direction along said right of way for a distance of 84.00 feet to the Northeast corner of Lot 17 of said South Birmingham Heights, said point also being on the Southern-most right of way line of a 16 foot public alley; thence turn an interior angle to the right of 76 degrees 21 minutes 09 seconds and run along the Northern line of said Lot 17 and the said Southern-most right of way line for a distance of 154.11 feet to the Northwest corner of said Lot 17, said point also being on the Eastern-most right of way line of U.S. Highway 31; thence turn an interior angle to the right of 103 degrees 35 minutes 05 seconds and run in a Southerly direction along the West line of said Lot 17 and along said Eastern-most right of way line for a distance of 134.26 feet to the point of beginning. 200505/6229: A parcel of land situated in the Southeast Quarter of the Northwest Quarter of Section 30, Township 18 South, Range 2 West, Huntsville Meridian, Jefferson County, Alabama, being more particularly described as follows: Begin at the NE corner of Lot 17, Block 15, South Birmingham Heights Land Company, as recorded in Map Book 7, Page 41, in the Office of the Judge of Probate, Jefferson County, and run South 74 degrees 11' 00" West along the Northerly line of said Lot 17 for a distance of 31.07 feet; thence angle left and run South 0 degrees 48' 15" East for a distance of 39.31 feet; thence angle left and run North 89 degrees 11' 45" East for a distance of 30.00 feet to a point on the Easterly line of said Lot 17; thence angle left and run North 0 degrees 48' 15"

Current Zoning Classification

pending O-1 subject to re-platting

Acreage

0.72

Application Submission Date

9/19/2022

West along said Easterly line of Lot 17 for a distance of 47.38 feet to the point of beginning. Access and Utility Easement: A strip of land 15 feet in width for access and utilities situated in the Southeast Quarter of the Northwest Quarter of Section 30, Township 18 South, Range 2 West, Huntsville Meridian, Jefferson County, Alabama, lying 7.5 feet to either side of the following described centerline: Commence at the NE corner of Lot 17, Block 15, South Birmingham Land Company, as recorded in Map Book 7, Page 41, in the Office of the Judge of Probate, Jefferson County, Alabama, and run South 74 degrees 11' 00" West along the Northerly line of said Lot 17 for a distance of 31.07 feet; thence angle left and run South 0 degrees 48' 15" East for a distance of 7.77 feet to the point of beginning; thence angle right and run South 74 degrees 11' 00" West along a line 7.5 feet South of and parallel to said Northerly line of Lot 17 for a distance of 124.75 feet more or less to the Easterly line of Pine Street (60' right of way unopened) and the ending point of this centerline.

Reason for Request

pending O-1 Zoning subject to re-platting

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

By clicking this box, I hereby declare that the above information is true and that am the current owner of this property and I will represent this case.

--

Owner Name

David R. Emory and Rozanne S. Emory

Company Name

Re/Max Southern Homes

Mailing Address

901 Montgomery Hwy., Vestavia Hills, AL 35216

Owner Email

demory1126@yahoo.com

Phone Number

205-914-1126

By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.

true

Representative for Owner

Mark E. Gualano

Company Name

Mark E. Gualano, LLC

Email

mg@mgualanolaw.com

Mailing Address of Representative

701 Chestnut St., Vestavia Hills, AL 35216

Phone No. of Representative

205-536-6999

Surveyor Information

Name

Gonzalez-Strength & Associates, Inc.

Company

Gonzalez-Strength & Associates, Inc.

Mailing Address

1550 Woods of Riverchase Drive, Suite 200, Hoover, AL 35244

Phone Number

205-942-2486

Registration Number

22-0395

Email

www.Gonzalez-Strength.com



City of Vestavia Hills, AL

11/03/2022

FP-22-4

Planning Review

Final Plat Application

Status: Complete**Assignee:** Conrad Garrison**Became Active:** 09/19/2022**Completed:** 10/25/2022

Applicant

Mark Gualano
mg@mqualanolaw.com
701 Chestnut St.
Vestavia Hills, AL 35216
205-536-6999

Primary Location

901 MONTGOMERY HWY
VESTAVIA HILLS, AL 35216

Owner:

David R. Emory and Rozanne S. Emory
901 Montgomery Hwy Vestavia Hills, AL 35216

Comments




Conrad Garrison, Nov 1, 2022 at 2:53pm

Plat will combine Lots 15-17 and finalize rezoning. All easements will remain.

Final Plat Application**FP-22-8**

Submitted On: Oct 25, 2022

Applicant

 Shelia Stephenson
 205-313-1152
 sstephenson@schoel.com

Primary Location

10001 LIBERTY PKWY
BIRMINGHAM, AL 35242

Project Information**Property Address**

10001, 10011, 10019, 10025 Liberty Pkwy

Parcel ID Number

28-00-12-3-000-001.007, 28-00-13-2-000-002.000, 28-00-13-2-000-001.000, 28-00-13-2-000-001.001

Legal Description

S 1/2 of the SW 1/4 of Sec 12 and the N 1/2 of the NW 1/4 of Sec 13, 18S, 2W

Current Zoning Classification

x

Acreage

8.484

Application Submission Date

10/25/22

Reason for Request

Request to subdivide acreage into one lot to be known as Lot 1, The Bray Liberty Park First Addition

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

By clicking this box, I hereby declare that the above information is true and that am the current owner of this property and I will represent this case.

true

Owner Name

Liberty Park Joint Venture, LLP

Company Name

--

Mailing Address

1000 Urban Center Drive, Suite 235

Owner Email

--

Phone Number

205-945-6458

By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.

--

Representative for Owner

Shelia Stephenson

Company Name

Schoel Engineering Compnay, Inc.

Email

sstephenson@schoel.com

Mailing Address of Representative

1001 22nd Street South Birmingham, AL 35205

Phone No. of Representative

205-313-1152

Surveyor Information

Name

Mark Clark

Company

Schoel Engineering Company

Mailing Address

1001 22nd Street South Birmingham, AL 35205

Phone Number

205-313-1140

Registration Number

19251

Email

mclark@schoel.com



City of Vestavia Hills, AL

11/03/2022

FP-22-8

Planning Review

Final Plat Application

Status: Complete**Became Active:** 10/26/2022**Assignee:** Jack Wakefield**Completed:** 11/01/2022

Applicant

Shelia Stephenson
sstephenson@schoel.com
1001 22nd Street South
Birmingham, AL 35205
205-313-1152

Primary Location

10001 LIBERTY PKWY
BIRMINGHAM, AL 35242

Owner:

Liberty Park Joint Venture
1000 Urban Center Dr Vestavia, AL 35242

Comments




Conrad Garrison, Nov 1, 2022 at 4:14pm

Plat will survey acreage into one lot. Property also lies in Birmingham and will require their approval. All easements will remain.

Final Plat Application**FP-22-9**

Submitted On: Oct 25, 2022

Applicant

 Shelia Stephenson
 205-313-1152
 sstephenson@schoel.com

Primary Location

7400 OLD OVERTON CLUB DR
 VESTAVIA HILLS, AL 35242

Project Information**Property Address**

7291, 7400 Old Overton Dr

Parcel ID Number

27-00-05-3-000-001.001, 27-00-06-4-000-001.000

Legal Description

East 1/2 SE 1/4 Sec 6 and the NW 1/4 of the SW 1/4 Sec 5,
 18S, 1W

Current Zoning Classification

x

Acreage

11.722

Application Submission Date

10/25/22

Reason for Request

Request to subdivide acreage into 4 new lots to be known as Old Overton-First Sector Second Addition

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

By clicking this box, I hereby declare that the above information is true and that am the current owner of this property and I will represent this case.

--

Owner Name

Liberty Park Joint Venture, LLP

Company Name

--

Mailing Address

1000 Urban Center Drive, STE 235

Owner Email

--

Phone Number

205-945-6458

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--

Representative for Owner

Shelia Stephenson

Company Name

Schoel Engineering Company, Inc.

Email

sstephenson@schoel.com

Mailing Address of Representative

1001 22nd Street South Birmingham, AL 35205

Phone No. of Representative

205-313-1152

Surveyor Information

Name

Mark Clark

Company

Schoel Engineering Company, Inc.

Mailing Address

1001 22nd Street South Birmingham, AL 35205

Phone Number

205-313-1140

Registration Number

19251

Email

mclark@schoel.com



City of Vestavia Hills, AL

11/03/2022

FP-22-9

Planning Review

Final Plat Application

Status: Complete**Became Active:** 10/26/2022**Assignee:****Completed:** 10/26/2022

Applicant

Shelia Stephenson
sstephenson@schoel.com
1001 22nd Street South
Birmingham, AL 35205
205-313-1152

Primary Location

7400 OLD OVERTON CLUB DR
VESTAVIA HILLS, AL 35242

Owner:

Liberty Park Joint Venture, LLP
1000 Urban Center Dr Vestavia, AL 35242

Comments

Conrad Garrison, Nov 2, 2022 at 10:01am




Plat will create 4 new lots in Old Overton Estates. Lots 3-4 will be behind 1-2 and do not constitute flagpole lots since the width at street is in excess of 45'.

Final Plat Application

FP-22-10

Submitted On: Oct 26, 2022

Applicant

 Keith Hager
 2052291738
 keith_hager@mac.com

Primary Location

209 BEAUMONT DR
VESTAVIA HILLS, AL 35216

Project Information

Property Address

209 Beaumont Dr

Parcel ID Number

28 00 20 2 004 002.000

Legal Description

M & B

Current Zoning Classification

R-3

Acreage

2.49

Application Submission Date

10-26-22

Reason for Request

Combine to Parcels into one Lot for residential use

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

By clicking this box, I hereby declare that the above information is true and that am the current owner of this property and I will represent this case.

--

Owner Name

David O'Brien

Company Name

--

Mailing Address

500 Office Park Dr, Suite 215

Owner Email

david@crestres.com

Phone Number

2057903074

By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.

--

Representative for Owner

--

Company Name

--

Email

keith_hager@mac.com

Mailing Address of Representative

--

Phone No. of Representative

--

Surveyor Information

Name

Karl Hager

Company

Hager Co

Mailing Address

1025 Montgomery Highway, Set 110

Phone Number

2052291738

Registration Number

11848

Email

keith_hager@mac.com



City of Vestavia Hills, AL

11/03/2022

FP-22-10

Planning Review

Final Plat Application

Status: Complete**Became Active:** 10/26/2022**Assignee:** Conrad Garrison**Completed:** 10/26/2022

Applicant

Keith Hager
keith_hager@mac.com
1025 Montgomery Highway
Suite 110
Vestavia, AL 35216
2052291738

Primary Location

209 BEAUMONT DR
VESTAVIA HILLS, AL 35216

Owner:

David O'Brien
500 Office Park Drive Birmingham, AL 35223

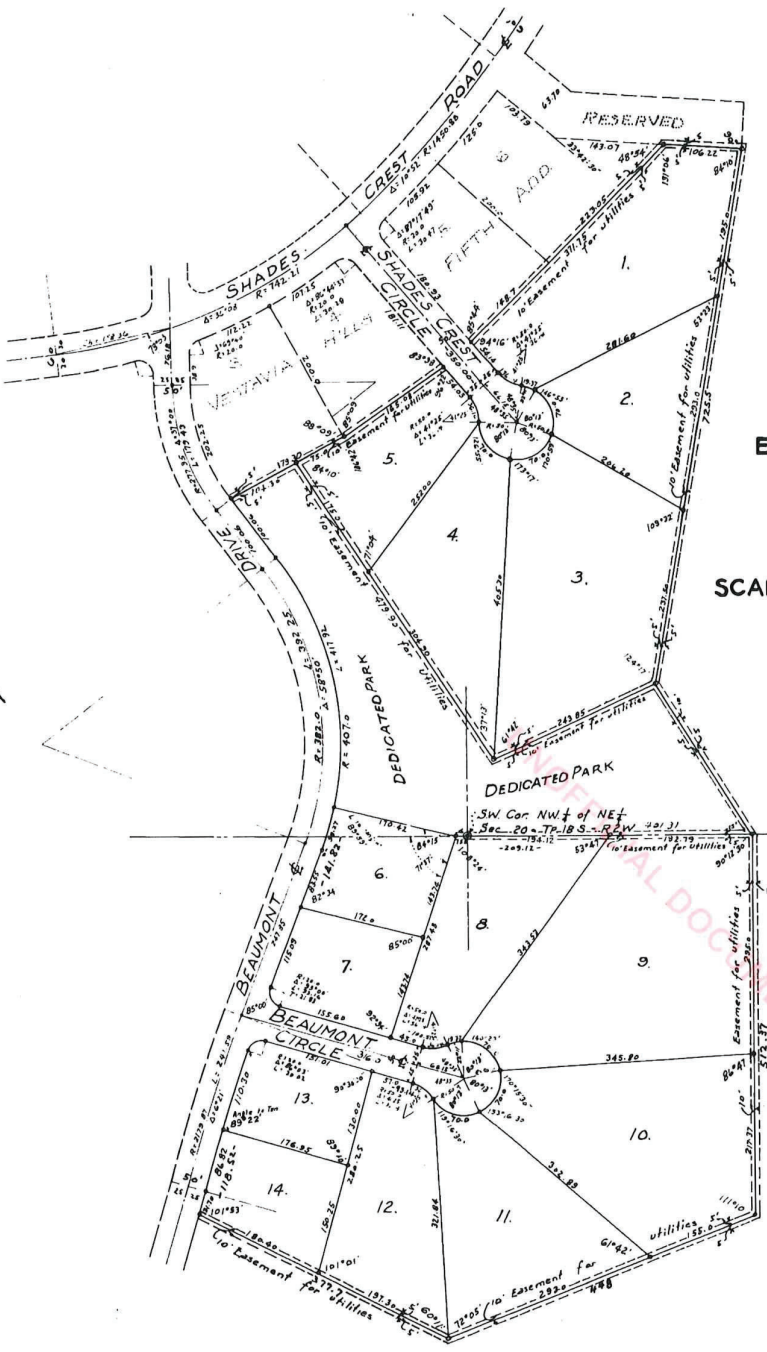
Comments

Conrad Garrison, Nov 2, 2022 at 11:00am

Request will take undefined acreage to create Lot A. Lot meets all requirements of R-1 zoning. Property was originally dedicated park space that will have to be rectified through title work. All easements will remain.

Keith Hager, Nov 2, 2022 at 11:22am

Conrad / Ms. Becky; I have let the owner know about the "park" issue. He is working with his team and title folks to get you a report. I have let him know about the meeting deadline, and he is hopeful to have a report to submit to you guys before that meeting. I will keep you posted as he let me know information.



MAP OF
VESTAVIA-HILLS
 SEVENTH ADDITION
 LOCATED IN
 E. 1/2 OF N.W. 1/4 AND THE W. 1/2 OF N.E. 1/4
 SEC. 20, T. 18 S., R. 2 W.
 JEFFERSON COUNTY - ALABAMA.

SCALE: 1 IN. = 100 FT. WALTER SCHOEL - C.E.

STATE OF ALABAMA
 JEFFERSON COUNTY.
 We, the undersigned Walter Schoel, Civil Engineer and Surveyor and Shadesmont Land Company, Inc. a Corporation by Charles R. Byrd, President and Paul H. Goodson, Secretary, do hereby certify that this is a correct plat or map of the afore said property showing the streets, avenues or other public ways and giving the name and width of each street and avenue and the number and dimensions of each lot and block and showing the relation of the land so platted to the Government survey of the East Half of the N.W. 1/4 and the West Half of the N.E. 1/4 of Section 20, Township 18 South, Range 2 West of the Huntsville Principal Meridian, Jefferson County, Alabama.
 IN WITNESS WHEREOF we have hereunto set our names and seals this the 21 day of May 1949.

Walter Schoel
 Civil Engineer and Surveyor.
 SHADESMONT LAND COMPANY, INC.
 Attest: *Paul H. Goodson* Secretary. *Charles R. Byrd* President.

STATE OF ALABAMA
 JEFFERSON COUNTY
 I, Eunice Dumas a Notary Public in and for said county in said State hereby certify that Charles R. Byrd and Paul H. Goodson whose names as President and Secretary, respectively of the Shadesmont Land Company Inc. a corporation are signed to the foregoing certificate and who are known to me acknowledged before me on this date, that being informed of the contents of said certificate, they executed the same voluntarily, as such officers and with full authority, for and as the act of said corporation.
 GIVEN UNDER MY HAND AND SEAL this 21 day of MAY 1949.
Eunice Dumas
 Notary Public

RESOLUTION:
 BE IT RESOLVED by the Mayor and City Council of the City of Homewood that the assent of this body be and the same is hereby given to the dedication of the streets, alleys and easements as shown on map of the Seventh Addition to Vestavia Hills which map has been exhibited to the Council; said map being further identified by the recital of the approval of the Mayor and the City Council, that this shall not be construed as an assumption of dominion by the City over any street, alley or other public ground shown on said map or impose liability upon the City for the upkeep of same.
Walter Bracken
 Mayor.

I, Ward Bracken City Clerk of the City of Homewood, Alabama hereby certify that the above resolution was duly adopted by the City Council of the City of Homewood, Alabama on June 12 1949.
Ward Bracken
 City Clerk.

APPROVED BY resolution of the Homewood Planning Commission this 16 day of June 1949
 HOMEWOOD PLANNING COMMISSION
 BY: *W. H. Marshall*
 Chairman.
 Attest: *Carroll Lee Dumas*
 Secretary.

30
 maps - 1
 PAID - 1
 1/2
 1/2


Final Plat Application

FP-22-11

Submitted On: Oct 26, 2022

Applicant

 Shelia Stephenson

 205-313-1152

 sstephenson@schoel.com

Primary Location

1183 TALUS RD
VESTAVIA HILLS, AL 35242

Project Information

Property Address

7033 Vestlake Village Dr

Parcel ID Number

27-00-18-2-000-001.004

Legal Description

West 1/2 of the NW 1/4 Section 18, 18S, 1W

Current Zoning Classification

x

Acreage

1.936

Application Submission Date

10/26/22

Reason for Request

Request to subdivide acreage into 5 new lots to be know as Brayfield Residential Phase I-A

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

By clicking this box, I hereby declare that the above information is true and that am the current owner of this property and I will represent this case.

--

Owner Name

Liberty Park Joint Venture, LLP

Company Name

--

Mailing Address

1000 Urban Center Drive Vestavia, AL 35242

Owner Email

--

Phone Number

205-945-6458

By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.

--

Representative for Owner

Shelia Stephenson

Company Name

Schoel Engineering Company, Inc.

Email

sstephenson@schoel.com

Mailing Address of Representative

1001 22nd Street South Birmingham, AL 35242

Phone No. of Representative

205-313-1152

Surveyor Information

Name

Mark Clark

Company

Schoel Engineering Company, Inc.

Mailing Address

1001 22nd Street South Birmingham, AL 35205

Phone Number

205-313-1140

Registration Number

19251

Email

mclark@schoel.com



City of Vestavia Hills, AL

11/03/2022

FP-22-11

Planning Review

Final Plat Application

Status: Complete**Became Active:** 10/26/2022**Assignee:** Jack Wakefield**Completed:** 11/01/2022

Applicant

Shelia Stephenson
sstephenson@schoel.com
1001 22nd Street South
Birmingham, AL 35205
205-313-1152

Primary Location

1183 TALUS RD
VESTAVIA HILLS, AL 35242

Owner:

Liberty Park Joint Venture LLP
1000 Urban Center Dr Vestavia, AL 35242

Comments

Conrad Garrison, Nov 2, 2022 at 11:53am




Plat will add five residential lots to Talus Rd. All lots meet the requirements of the Liberty Park PUD.

Rezoning Application

RZ-22-7

Submitted On: Sep 9, 2022

Applicant

 Wesley Bertoldi
 2055226805
 wes@soposurv.com

Primary Location

3425 RONLEA CIR
VESTAVIA HILLS, AL 35243

Property Information

Subject Property Address

3419 Ronlea Cir

Tax Parcel ID Number

28 00 23 3 002 008.000

Legal Description

BEG SW COR OF LOT 24 BRENTWOOD HIGHLANDS S 182 S TO N R/W OF I-459 NE 620 S SW 429 S TO P O B

Existing Parking Spaces

--

Proposed Parking Spaces

--

Submission Date

09/09/2022

Type of Project

New Residential Subdivision

Action Requested:

From Existing Zoning Classification

A

To Requested Zoning Classification

R-2

For the Intended Purpose of:

Combine parcels to the north

Acreage of Subject Property

0.765

Acreage of Property to be Disturbed

0

Setbacks

Front

--

Back

--

Side

--

Open Space

--

Lot Coverage Percentage

--

Tree Save Plan - I acknowledge that a if this is a new non-residential development or is a residential development in excess of 3 units, that I am required to submit a tree save plan concurrent with this application (excludes PUDs).

true

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

Property Owner Name

GLADYS BAILEY

Company Name

--

Owner Address City State Zip

3425 RONLEA CIR VESTAVIA AL 35243-1633

Owner's Phone Number

205-9605910

Email Address of Owner

RBAILEY@CHARTER.NET

By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.

true

Owner Representative/Responsible Party

--

Company Name

--

Contact Email of Responsible Party

--

Mailing Address of Responsible Party

--

Phone No. of Responsible Party

--

Email Address of Responsible Party

--

Project Engineer Information (if applicable)

Name

--

Company

--

Mailing Address

--

Phone Number

--

Email

--



City of Vestavia Hills, AL

11/03/2022

RZ-22-7

Planning Review

Rezoning Application

Status: Complete**Became Active:** 09/09/2022**Assignee:** Conrad Garrison**Completed:** 09/13/2022

Applicant

Wesley Bertoldi
wes@soposurv.com
399 GREGORY RD
JASPER, AL 35503
2055226805

Primary Location

3425 RONLEA CIR
VESTAVIA HILLS, AL 35243

Owner:

Gladys Bailey
3425 Ronlea Cir Birmingham, AL 35243

Comments

Conrad Garrison, Nov 3, 2022 at 10:06am

Applicant is seeking to rezone a triangle shaped parcel adjacent to I-459 from Agriculture to R-2 Residential to match neighborhood properties. At the completion of the rezoning the triangle parcel will be split between Lots 23-24 making them larger.



City of Vestavia Hills, AL

11/03/2022

RZ-22-7

Engineering Review

Rezoning Application

Status: Complete**Became Active:** 09/13/2022**Assignee:** Lori Beth Kearley**Completed:** 10/05/2022

Applicant

Wesley Bertoldi
wes@soposurv.com
399 GREGORY RD
JASPER, AL 35503
2055226805

Primary Location

3425 RONLEA CIR
VESTAVIA HILLS, AL 35243

Owner:

Gladys Bailey
3425 Ronlea Cir Birmingham, AL 35243

Comments

Lori Beth Kearley, Sep 26, 2022 at 2:12pm

It was brought to the City Engineering Department's attention a few months back that there was unpermitted land disturbance activity underway behind 3417 and 3421 Ronlea Circle. The activity appears to have overlapped onto the subject property. Per last discussion with the father of 3417 Ronlea Circle and homewoner at 3421 Ronlea Circle, they were going to provide a survey with a detailed plan of proposed grading and other improvements within the area of disturbance. That has not been provided to date.

Verification is required to show that the subject property is currently in compliance with the City's Erosion and Sedimentation Control Ordinance. This means no active soil disturbance within the property boundary and/or no areas of previous soil disturbance that were not properly stabilized with grass or suitable groundcover.

Lori Beth Kearley, Oct 3, 2022 at 8:44am

Spoke with surveyor on 9/30. Requested meeting onsite this week.

Lori Beth Kearley, Oct 3, 2022 at 12:37pm

Onsite meeting set up for 10/5/22

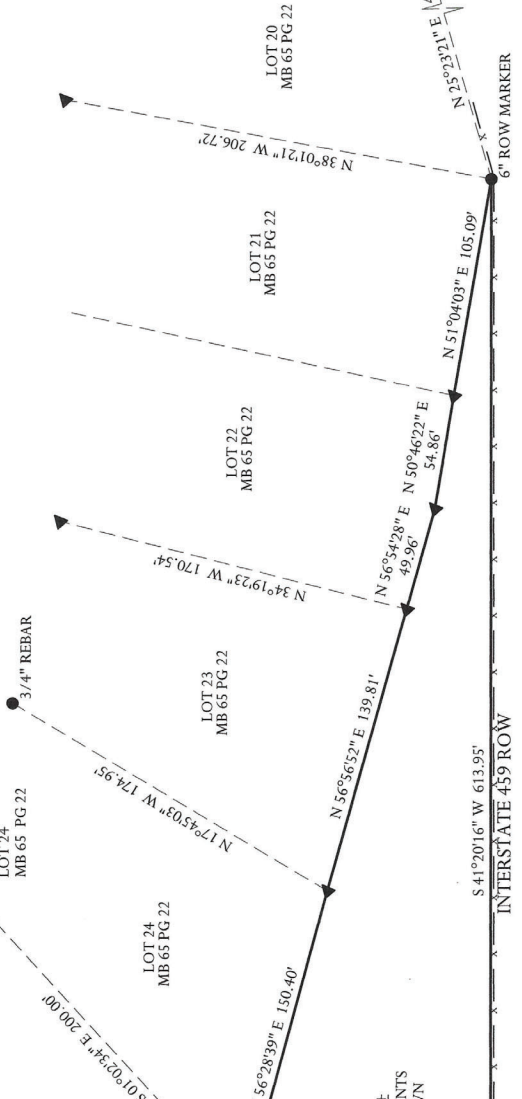
Lori Beth Kearley, Oct 5, 2022 at 10:33am

Engineering will be working on enforcement of the unpermitted activity through our Erosion and Sediment Control Ordinance. The unpermitted activity does overlap onto the subject property and immediate stabilization is required to ensure erosion does not continue and sediment is contained on the site.

Engineering is good with the rezoning, and we will be working on this matter separately.



LEGAL DESCRIPTION
 A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 2 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT A FOUND 1" CRIMP PIPE AT THE NW CORNER OF LOT 24 OF BRENTWOOD HIGHLANDS SUBDIVISION RECORDED IN MAP BOOK 65, PAGE 22, JEFFERSON COUNTY, ALABAMA; THENCE S 01°02'34" E ALONG THE WESTERLY LINE OF SAID LOT 24, 200.00 FEET TO A SET 1/2" CAPPED REBAR (CA-1158) AT THE SW CORNER OF SAID LOT 24 AND THE POINT OF BEGINNING; THENCE N 56°28'39" E ALONG THE SOUTH LINE OF LOT 24, 150.40 FEET TO A FOUND 1" CRIMP PIPE AT THE SW CORNER OF LOT 23; THENCE N 56°56'52" E ALONG THE SOUTH LINE OF LOT 23, 139.81 FEET TO A FOUND 1" CRIMP PIPE AT THE SW CORNER OF LOT 22; THENCE N 56°54'28" E ALONG THE SOUTH LINE OF LOT 22, 49.96 FEET TO A FOUND 1" CRIMP PIPE; THENCE N 50°46'22" E ALONG THE SOUTH LINE OF LOT 22, 54.86 FEET TO A FOUND 1" CRIMP PIPE AT THE SW CORNER OF LOT 21; THENCE N 51°04'03" E ALONG THE SOUTH LINE OF LOT 21, 105.09 FEET TO A FOUND 6" ROW MARKER ON THE NORTH RIGHT OF WAY OF INTERSTATE 459; THENCE S 41°20'16" W ALONG SAID NORTH RIGHT OF WAY, 613.95 FEET TO A FOUND 1/2" CAPPED REBAR (CA-817); THENCE N 01°02'34" W, 173.68 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.765 ACRES MORE OR LESS.



ABBREVIATIONS	
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
DB	DEED BOOK
PG	PAGE

LEGEND	
○	SET 1/2" CAPPED REBAR (SPS CA-1158LS)
●	FOUND MONUMENTATION
▲	FOUND 1" CRIMP PIPE

NOTES
 1. PURPOSE OF SURVEY: TO SURVEY AND DESCRIBE THE REMAINING PROPERTY OF ROBERT & GLADYS BAILEY AFTER ROW WAS ACQUIRED FOR INTERSTATE 459.
 2. IMPROVEMENTS NOT LOCATED.

BOUNDARY SURVEY	
FOR ROBERT & GLADYS BAILEY	
PART OF THE NE 1/4 OF SW 1/4 & SE 1/4 OF NW 1/4 SECTION 23, T 18S, R 2W JEFFERSON COUNTY, ALABAMA	
DWG NAME: BAILEY 459	JOB No.: 22-107
CRD NAME: BAILEY 459	SCALE: 1"=60'
DRAWN BY: WGB	LAST FIELD SURVEY DATE: 1-2021
TYPE OF SURVEY: SUBURBAN	BEARINGS BASED ON STATE PLANE GRID (NAD 83 ALABAMA WEST), VIA RTK GPS

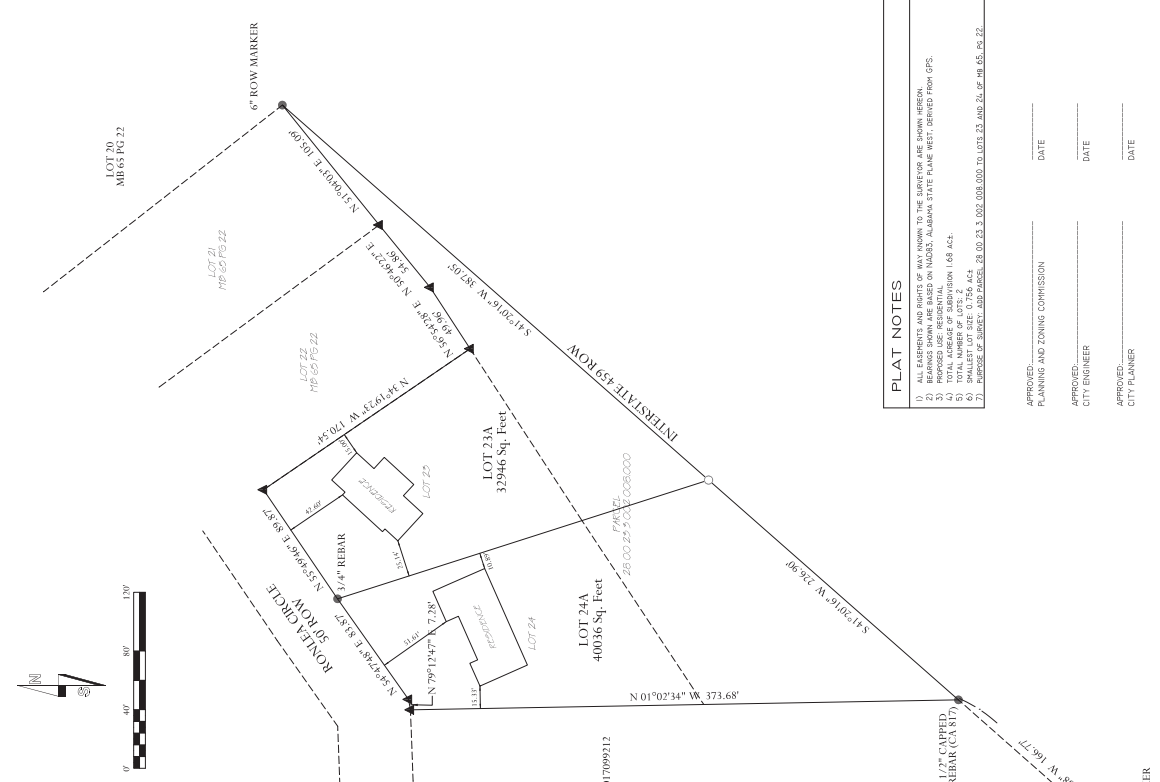
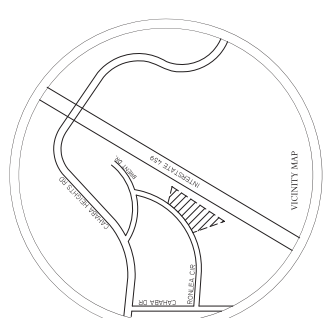
**SOUTHERN POINT
SURVEYING**

330 GREGORY ROAD JASPER, AL 35503 (205) 522-6805 WES@SOPOSURV.COM



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.

SURVEYOR'S SIGNATURE: *Wesley Gary Bertoldi*
 WESLEY GARY BERTOLDI, P.L.S.
 ALABAMA LICENSE No. 27167 DATE: 1-24-22



PLAT NOTES

- 1) ALL EASEMENTS AND RIGHTS OF WAY KNOWN TO THE SURVEYOR ARE SHOWN HEREON.
- 2) BEARING SHOWN IN PARAGRAPHS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- 3) BEARING SHOWN IN PARAGRAPHS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- 4) TOTAL AREA OF PARCELS 1.08 AC.
- 5) PARCELS 1.08 AC.
- 6) SMALLEST LOT SIZE 0.756 AC.
- 7) PURPOSE OF SURVEY: SUBDIVISION OF LOTS 23 AND 24 OF MB 65, PG 22.

APPROVED: _____ DATE _____
 PLANNING AND ZONING COMMISSION

APPROVED: _____ DATE _____
 CITY ENGINEER

APPROVED: _____ DATE _____
 CITY PLANNER

APPROVED IN FORMAT ONLY

DIRECTOR OF ENVIRONMENTAL SERVICES _____ DATE _____
 ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED FOR
 CONFORMANCE WITH THE ENVIRONMENTAL SERVICES DEPARTMENT'S STANDARDS. ANY CHANGES TO THE
 PLAN SHALL BE BUILT IN THE FUTURE. ANY CHANGES TO THE RIGHT OF WAY OR EASEMENT BOUNDARIES AFTER
 THIS DATE MAY VOID THIS APPROVAL.

SET 1/2" CAPPED REBAR (SPS CA-158LS)
 FOUND MONUMENTATION
 FOUND 1" CRIMP PIPE

THE STATE OF ALABAMA
 JEFFERSON COUNTY

WESLEY GARY BERTOLDI, Registered Professional Land Surveyor of Alabama, and Richard Bailey, Zachary Brown, Michael A. Nichols, and Christina R. Nichols, as owners hereby certify that this plat or map was prepared by a surveyor, and that the same is a true and correct copy of the original plat or map as shown to the undersigned and that 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 location of any easements, rights of way, or other interests, and that the same have been recorded in the office of the County Probate Judge in Map Book 65, Page 22 and that iron pins have been installed at all lot corners and that the same are subject to a mortgage.

WESLEY GARY BERTOLDI, FLS ALABAMA LICENSE #27167 DATE _____
 RICHARD BAILEY, OWNER, PARCEL 28, 00 23, 5 002, 008,000 DATE _____
 CHRISTINA R. NICHOLS, OWNER, LOT 24, DATE _____
 MICHAEL A. NICHOLS, OWNER, LOT 23, DATE _____
 ZACHARY BROWN, OWNER, LOT 24, DATE _____

STATE OF _____ COUNTY _____
 I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT WESLEY GARY BERTOLDI, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS A SURVEYOR, ACKNOWLEDGED BEFORE ME, ON THIS _____ DAY OF _____, 20____, AS SUCH INDIVIDUALS WITH FULL AUTHORITY THEREOF.

NOTARY PUBLIC _____
 STATE OF _____ COUNTY _____
 I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT RICHARD BAILEY, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS A SURVEYOR, ACKNOWLEDGED BEFORE ME, ON THIS _____ DAY OF _____, 20____, AS SUCH INDIVIDUALS WITH FULL AUTHORITY THEREOF.

NOTARY PUBLIC _____
 STATE OF _____ COUNTY _____
 I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT CHRISTINA R. NICHOLS, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS A SURVEYOR, ACKNOWLEDGED BEFORE ME, ON THIS _____ DAY OF _____, 20____, AS SUCH INDIVIDUALS WITH FULL AUTHORITY THEREOF.

NOTARY PUBLIC _____
 STATE OF _____ COUNTY _____
 I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT ZACHARY BROWN, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS A SURVEYOR, ACKNOWLEDGED BEFORE ME, ON THIS _____ DAY OF _____, 20____, AS SUCH INDIVIDUALS WITH FULL AUTHORITY THEREOF.

NOTARY PUBLIC _____
 STATE OF _____ COUNTY _____
 I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT MICHAEL A. NICHOLS, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS A SURVEYOR, ACKNOWLEDGED BEFORE ME, ON THIS _____ DAY OF _____, 20____, AS SUCH INDIVIDUALS WITH FULL AUTHORITY THEREOF.

NOTARY PUBLIC _____
 STATE OF _____ COUNTY _____
 I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT MICHAEL A. NICHOLS, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS A SURVEYOR, ACKNOWLEDGED BEFORE ME, ON THIS _____ DAY OF _____, 20____, AS SUCH INDIVIDUALS WITH FULL AUTHORITY THEREOF.

NOTARY PUBLIC _____
 STATE OF _____ COUNTY _____
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NOTARY PUBLIC _____
 STATE OF _____ COUNTY _____
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