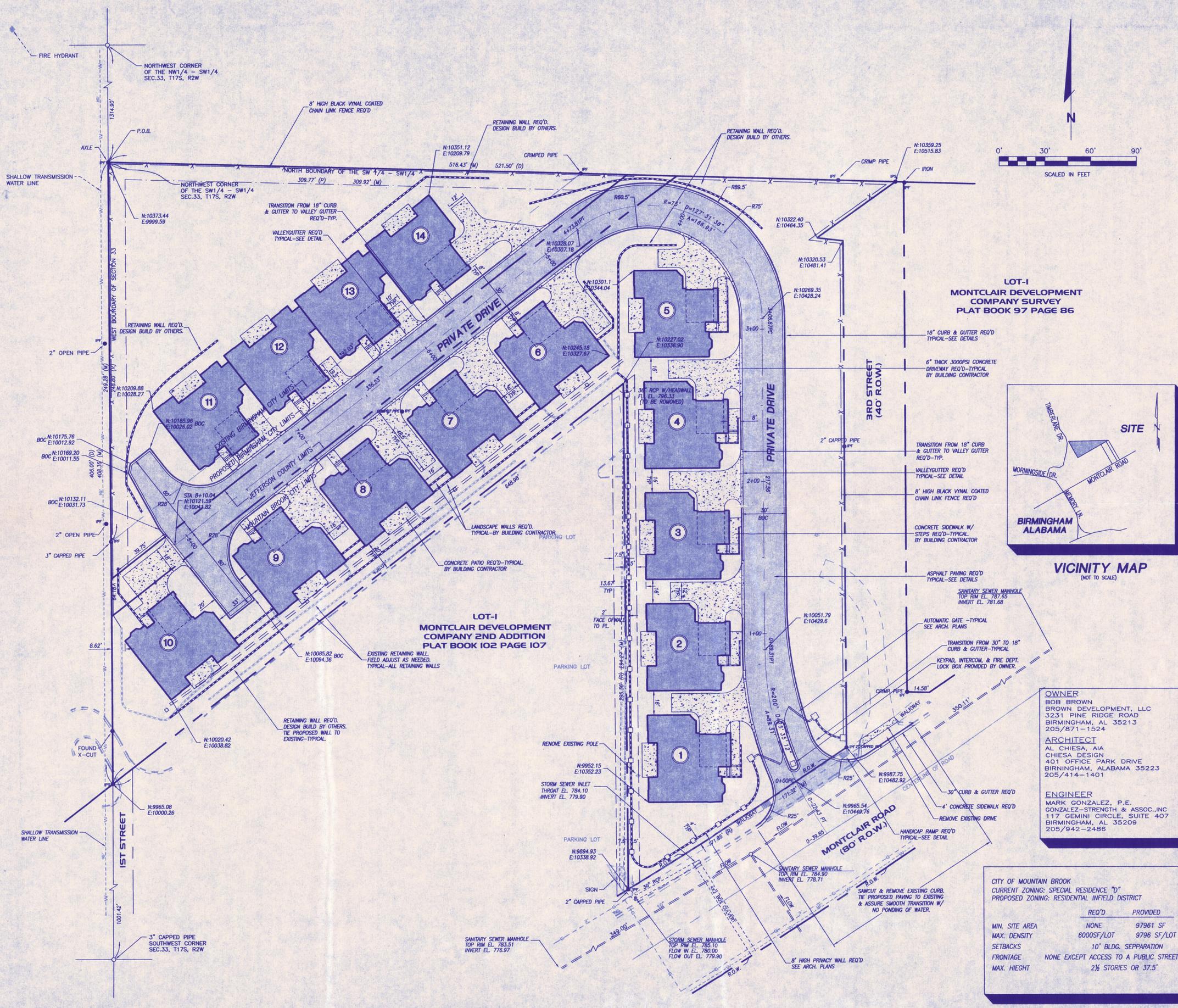


**MOUNTAIN BROOK CITY COUNCIL
PRE-MEETING AGENDA**

**PRE-COUNCIL ROOM (A106) CITY HALL
56 CHURCH STREET
MOUNTAIN BROOK, AL 35213**

JULY 22, 2013, 6:30 P.M.

1. Update on Brown property on Montclair Road – Whit Colvin.



LEGEND

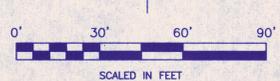
---	EXISTING STORM SEWER
---	SETBACK LINE
---	PROPOSED BUILDING LINE
---	EXISTING IMPROVEMENTS
---	PROPOSED CURB AND GUTTER
---	PROPERTY LINE
---	FENCE
---	PROPOSED PAINT STRIPING
---	EASEMENT LINE
---	EXISTING BUILDING LINE
---	EXISTING SANITARY SEWER
---	EXISTING TELEPHONE
---	EXISTING POWER
---	EXISTING GAS LINE
---	PROPOSED SANITARY SEWER
---	PROPOSED TELEPHONE
---	PROPOSED POWER
---	PROPOSED GAS LINE

BACK OF CURB
EDGE OF PAVEMENT
MINIMUM
NOT TO SCALE

RADIUS
RIGHT-OF-WAY
R.O.W.
L.P.S.
L.P.S.

SIGN
SANITARY SEWER CLEANOUT
WATER METER
WATER VALVE
FIRE HYDRANT
POWER POLE
UNIT NUMBER

HANDICAP PARKING
ASPHALT PAVING
CONCRETE PAVING



LOT-1
MONTCLAIR DEVELOPMENT
COMPANY SURVEY
PLAT BOOK 97 PAGE 86



- General Notes:
- Boundary and Topographic Survey provided by Gonzalez-Strength & Associates.
 - Contractor shall protect all property corners and benchmarks. If destroyed during construction, Contractor shall replace at his expense.
 - Contractor is responsible for any and all damage caused to existing improvements on site or off site due to the construction of this project. Contractor shall repair or replace any damaged existing improvements at his expense. Repairs shall be equal to, or better, than the existing conditions.
 - Handicapped symbols, signs, and ramps shall be installed in accordance with local, state, and ADA requirements. Maximum slope shall not exceed 2% in any direction.
 - Contractor shall contact all utilities and locate all utilities within the work area prior to starting construction. Any conflicts shall be reported to the Engineer prior to starting construction. Contractor is responsible for fixing any utilities damaged during construction.
 - Contractor shall obtain all permits and approvals prior to beginning construction.
 - Construction staking shall be included in the Contractor's basic scope of work.
 - All work in the public ROW shall meet City of Mountain Brook requirements and follow accepted traffic control standards.

- Site Layout Notes
- All dimensions are to the outside face of building or to the face of curb.
 - Refer to architectural plans for actual building dimensions, all utilities tie-ins, and other related information.
 - Direction arrows and parking spaces striping shall be white unless indicated otherwise; handicapped parking striping, symbol, and access aisle shall be blue.
 - All radii are 3' unless otherwise noted.
 - Tie proposed drive to existing pavement, match grade and assure smooth transition.

OWNER
BOB BROWN
BROWN DEVELOPMENT, LLC
3231 PINE RIDGE ROAD
BIRMINGHAM, AL 35213
205/871-1524

ARCHITECT
AL CHIESA, AIA
CHIESA DESIGN
401 OFFICE PARK DRIVE
BIRMINGHAM, ALABAMA 35223
205/414-1401

ENGINEER
MARK GONZALEZ, P.E.
GONZALEZ-STRENGTH & ASSOC., INC.
117 GEMINI CIRCLE, SUITE 407
BIRMINGHAM, AL 35209
205/942-2486

CITY OF MOUNTAIN BROOK
CURRENT ZONING: SPECIAL RESIDENCE "D"
PROPOSED ZONING: RESIDENTIAL INFIELD DISTRICT

	REQ'D	PROVIDED
MIN. SITE AREA	NONE	97961 SF
MAX. DENSITY	6000SF/LOT	9796 SF/LOT
SETBACKS	10' BLDG. SEPARATION	
FRONTAGE	NONE EXCEPT ACCESS TO A PUBLIC STREET	
MAX. HEIGHT	2 1/2 STORIES OR 37.5'	

SITE DATA

SITE AREA MT. BROOK	2.25Ac. (97961 SF)
GREEN AREA MT. BROOK	0.75 Ac. (32876 SF)
SITE AREA JEFFCO:	0.20Ac. (8752.6 SF)
SITE AREA BIRMINGHAM:	1.07Ac. (46575.8 SF)
TOTAL SITE AREA:	3.52Ac. (153289.4 SF)
TOTAL BLDG. FOOTPRINT AREA:	2550 SF/BLDG.

ADJACENT ZONING:

NORTH: R8
SOUTH: O-P
EAST: O-P
WEST: CR5

FLOOD ZONE C, PANEL #010116 0037 C,
DATE JANUARY 2, 1992

CITY OF BIRMINGHAM
ZONING DISTRICT: R-8 USE : CONDOMINIUM
BOUNDARY SETBACK: 11'
*SETBACK VARIANCE APPROVED 10/28/99
CASE #Z-99-141 - CITY OF BIRMINGHAM

	REQ'D	PROVIDED
PARKING	2 / UNIT	2 / UNIT
MIN. SITE AREA	NONE	46,575 SF
MAX. DENSITY	3,750 SF/LOT	11,643 SF/LOT
SETBACKS	11' MIN. (SEE ABOVE)	
FRONTAGE	NOT APPLICABLE	
MAX. HEIGHT	45' MAX.	

NO.	REVISIONS	DATE
0	ISSUED FOR APPROVAL	6/14/02
1	REVISED BUILDING FOOTPRINT-CONDOMINIUM	7/19/02

MASTER PLAN

MORNINGSIDE ENGLISH VILLAS
MONTECLAIR ROAD
BIRMINGHAM, ALABAMA

BROWN DEVELOPMENT COMPANY
BIRMINGHAM, ALABAMA

DWN. BY: WFC
CHK. BY: MRG
SCALE: 1" = 30'

DATE: 5/01/02
PAGE: 1
MAP BOOK: 97
FIELD BOOK: 102

GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, & SURVEYING
SUITE 407 - 117 GEMINI CIRCLE
BIRMINGHAM, ALABAMA 35209
PHONE: (205) 942-2486
FAX: (205) 942-3033
Gonzalez-Strength.com

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PROJECT: 99BRN01
DWG. NO: C1-R1
WORK AUTHORIZATION