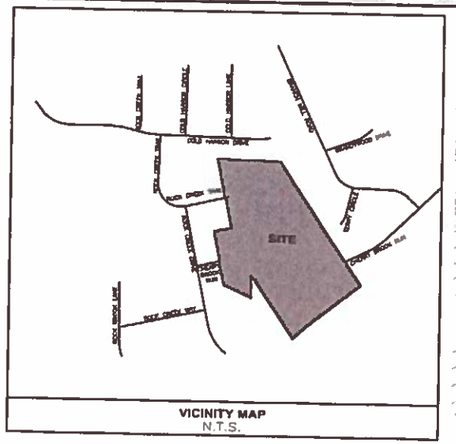
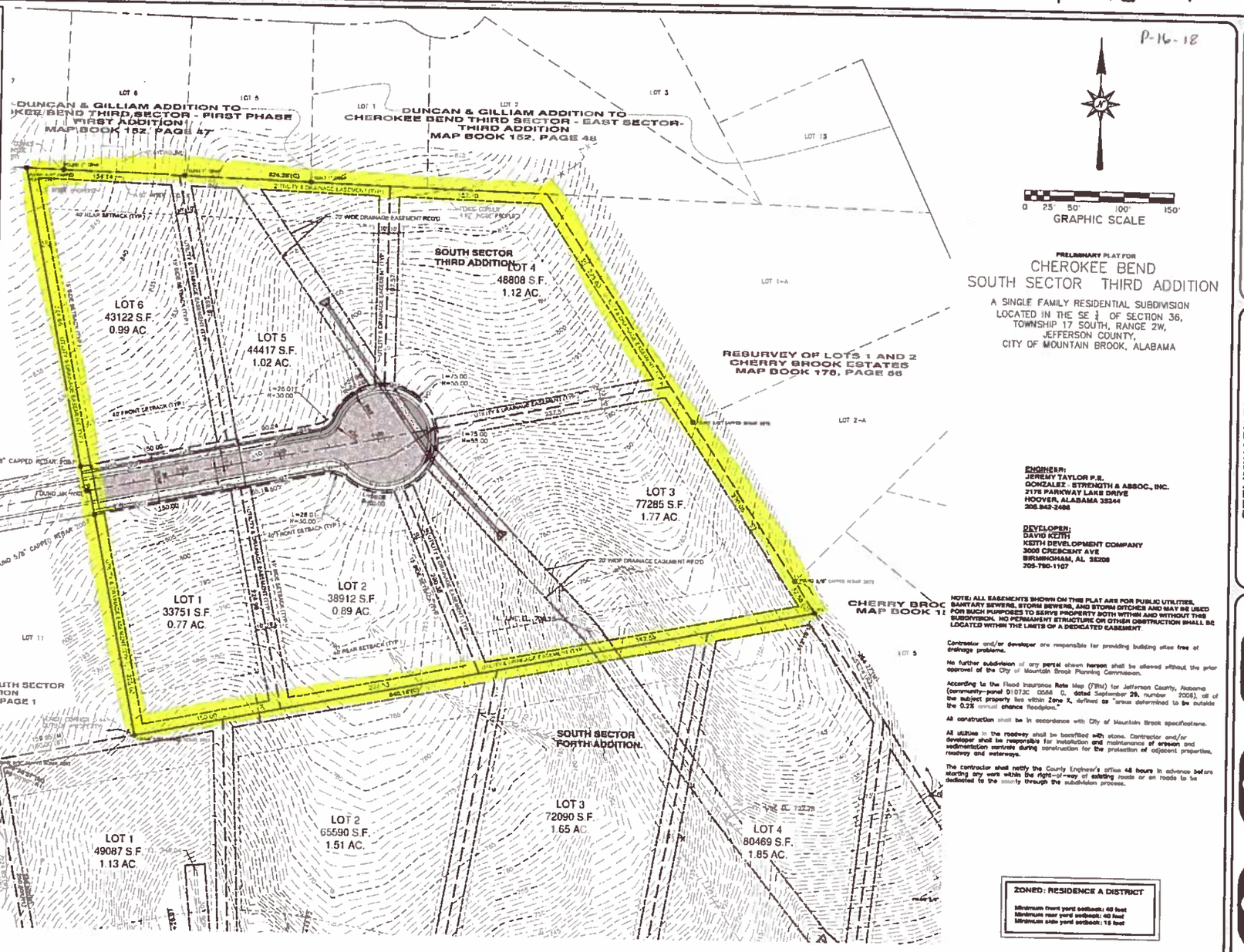
P-16-18



VICINITY MAP
N.T.S.



0 25' 50' 100' 150'
GRAPHIC SCALE

PRELIMINARY PLAT FOR
CHEROKEE BEND
SOUTH SECTOR THIRD ADDITION

A SINGLE FAMILY RESIDENTIAL SUBDIVISION
LOCATED IN THE SE ¼ OF SECTION 36,
TOWNSHIP 17 SOUTH, RANGE 2W,
JEFFERSON COUNTY,
CITY OF MOUNTAIN BROOK, ALABAMA

ENGINEER:
JEREMY TAYLOR P.E.
GONZALEZ - STRENGTH & ASSOC., INC.
2176 PARKWAY LAKE DRIVE
HOOVER, ALABAMA 35244
205.942-2466

DEVELOPER:
DAVID KEITH
KEITH DEVELOPMENT COMPANY
3000 CRESCENT AVE
BIRMINGHAM, AL 35208
205-790-1107

NOTE: ALL EASEMENTS SHOWN ON THIS PLAT ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, AND STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

Contractor and/or developer are responsible for providing building sites free of drainage problems.

No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the City of Mountain Brook Planning Commission.

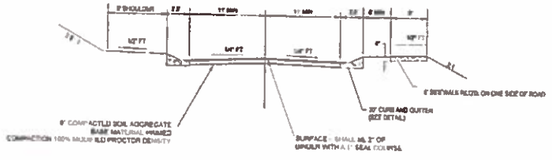
According to the Flood Insurance Rate Map (FIRM) for Jefferson County, Alabama (community-panel 01073C 0566 G, dated September 29, number 2006), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."

All construction shall be in accordance with City of Mountain Brook specifications.

All utilities in the roadway shall be backfilled with stone. Contractor and/or developer shall be responsible for installation and maintenance of erosion and sedimentation controls during construction for the protection of adjacent properties, roadway and waterways.

The contractor shall notify the County Engineer's office 48 hours in advance before starting any work within the right-of-way of existing roads or on roads to be dedicated to the county through the subdivision process.

ZONED: RESIDENCE A DISTRICT
Minimum front yard setback: 40 feet
Minimum rear yard setback: 40 feet
Minimum side yard setback: 15 feet



TYPICAL ROADWAY SECTION

NO.	REVISIONS DESCRIPTION	DATE

PRELIMINARY PLAT
CHEROKEE BEND
SOUTH SECTOR THIRD ADDITION
MOUNTAIN BROOK, AL
BENT TREE, LLC
BIRMINGHAM, ALABAMA

DWN. BY JLT | CKD. BY JLT | SCALE SEE PLAN | DATE 2/19/16

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
2176 PARKWAY LAKE DRIVE
HOOVER, ALABAMA 35244
PHONE: (205) 942-2466
FAX: (205) 942-3033
www.Gonzalez-Strength.com

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PROJECT 16BET01