

PLANNING COMMISSION PACKET

February 29, 2016

Hello All,

Enclosed please find your packet for the meeting of March 7, 2016.

We have:

- Three new clean-up resurveys
- One renewed clean-up resurvey that expired prior to recordation (no changes from previously approved plat)

If you receive any citizen inquiries regarding these cases the plans may be viewed by going to:

www.mtnbrook.org

- Government
- Other Meeting Agendas
- Planning Commission
- 2016-Mar-7 Planning Commission Agenda

If you have any questions about these cases please don't hesitate to give me a call at 802-3821 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
MARCH 7, 2016

PRE-MEETING: (ROOM A106) 5:00 P.M.

REGULAR MEETING: (ROOM A108) 5:30 P.M.

CITY HALL, 56 CHURCH STREET, MOUNTAIN BROOK, AL 35213

1. Call To Order
2. Approval of Agenda
3. Approval of Minutes: February 1, 2016
4. **Case P-16-05:** Resurvey of Lot 2 Montcrest Estates as recorded in Map Book 24, Page 93, in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the SE ¼ of Section 33, Twp-17S, R-2W, Jefferson County, Alabama - **3924 Montevallo Road – TDL Homes, LLC**
5. **Case P-16-06:** Resurvey of Lots 36 & 37, Glencoe, being a resurvey of the east half of Lot 36 and all of Lot 37 of Glencoe, as recorded in Map Book 28, Page 17, in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the NW ¼ of Section 3, Twp-18S, R-2W, Jefferson County, Alabama. – **3854 Cove Drive – Mark and Anna Averyt**
6. **Case P-16-07:** Resurvey of Lots 9 and 10 Block “E” Overlook Subdivision being a resurvey of Lot 10 and the west 15’ of Lot 9 of Overlook Subdivision as recorded in Map Book 15, Page 19, in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the NW ¼ of the SE ¼ of Section 33, Twp-17S, R-2W, Jefferson County, Alabama – **700 Euclid Avenue - Bryant Gann Building Group, LLC**
7. **Case P-16-08:** Resurvey of Lots 1 & 2 of Forest Glen Sector of Hillsdale Forest, being a resurvey of Lot 2 of Forest Glen Sector of Hillsdale Forest as recorded in Map Book 38, Page 64, and Lot 1-A of Hillsdale Forest resurvey as recorded in Map Book 188, Page 37, both in the office of the Judge of Probate, Jefferson County, Alabama; situated in the NW ¼ , NE ¼ and NE ¼ , NW ¼ , Section 3, Twp-18S, R-2W, Jefferson County, Alabama. – **3965 Forest Glen Drive – Brad and Connie Sherrod (Sherrod Living Trust)**
8. Next Meeting: April 4, 2016
9. Adjournment

MINUTES
CITY OF MOUNTAIN BROOK
PLANNING COMMISSION
FEBRUARY 1, 2016

CITY HALL, 56 CHURCH STREET, MOUNTAIN BROOK, AL 35213

The meeting of the Planning Commission of the City of Mountain Brook, Alabama, was held in the City Hall Council Chamber on Monday, February 1, 2016 at 5:30 p.m. The roll was marked as follows:

Present: Fred Murray, Chairman
Susan Swagler, Vice Chairman
Alice Williams, Secretary
Cay Alby
Jack Carl
Jamie Gregory

Absent: Philip Black

Also present: Dana Hazen, Director of Planning, Building and Sustainability; Building Official Glen Merchant; Attorney Whit Colvin and Administrative Assistant Tammy Graham.

1. **Call to Order:** Chairman Murray called the meeting to order at 5:30 p.m., there being a quorum present.

2. **Approval of Agenda:**

Motion: Mr. Gregory, to amend the agenda by adding the election of officers at the end.
Second: Mrs. Alby
Vote: Unanimous approval

3. **Approval of Minutes:** January 4, 2016

Motion: Mrs. Williams, to approve as printed
Second: Mrs. Alby
Vote: Unanimous approval

4. **Case P-16-03 – 3309 Dell Road**

EXHIBIT 1/APPENDIX 1

Cook's Dell Road Resurvey, being a Resurvey of a Resurvey of Lots 85B and 86B, D.B. Lee's Resurvey as recorded in Map Book 175, Page 62 in the Office of the Judge of Probate, Jefferson County, Alabama; situated in NE ¼ of Section 9, Twp-18S, R-2W, Jefferson County, Alabama.

Ray Weygand, Weygand Surveyors, 169 Oxmoor Road in Birmingham, represented the applicant, Arthur Philip Cook, Jr. This is a lot line adjustment between two lots owned by the applicant.

There were not comments from the public.

Motion: Mr. Carl, to approve as presented
Second: Mrs. Alby

Vote: Ayes: Fred Murray
Alice Williams
Susan Swagler
Cay Alby
Jack Carl
Jamie Gregory

Nays: None

Resurvey approved by a vote of 6-0.

5. Case P-16-04 – 3026 and 3034 Smyer Road

EXHIBIT 2/APPENDIX 2

Weitman Addition to Amherst, being a Resurvey of Lots 14 and 15, Amherst; as recorded in Map Book 178, Page 10, Judge of Probate Office, Jefferson County, Alabama; situated in a portion of the SE ¼ of Section 17, Twp-18S, R-2W.

Kevin Wersom, Jackins, Butler & Adams, Inc., represented the applicant, Colby Weitman. This request involves a resurvey combining two lots into one lot.

There were not comments from the public.

Motion: Mr. Gregory, to approve as presented

Second: Mrs. Swagler

Vote: Ayes: Fred Murray
Alice Williams
Susan Swagler
Cay Alby
Jack Carl
Jamie Gregory

Nays: None

Resurvey approved by a vote of 6-0.

6. Election of Planning Commission Officers

Motion: Mr. Carl, to approve as presented

Second: Mrs. Alby

Vote: Ayes: Fred Murray
Alice Williams
Susan Swagler
Cay Alby
Jack Carl
Jamie Gregory

Nays: None

Resurvey approved by a vote of 6-0.

Minute Book 19

7. **Next Meeting:** March 7, 2016
8. **Adjournment:** There being no further business, the meeting stood adjourned at 5:35 p.m.

Tammy Graham, Administrative Assistant



Planning Commission Application PART I

Project Data

Address of Subject Property 3924 MONTEVALLO ROAD (LOT 2)

Zoning Classification _____

Name of Property Owner(s) TDL HOMES, LLC TERRI D. LYON

Phone Number 205-871-9712 Email Terrilyon@aol.com

Name of Representative Agent (if applicable)
516-6800

~~DAVID W. HARRIS~~

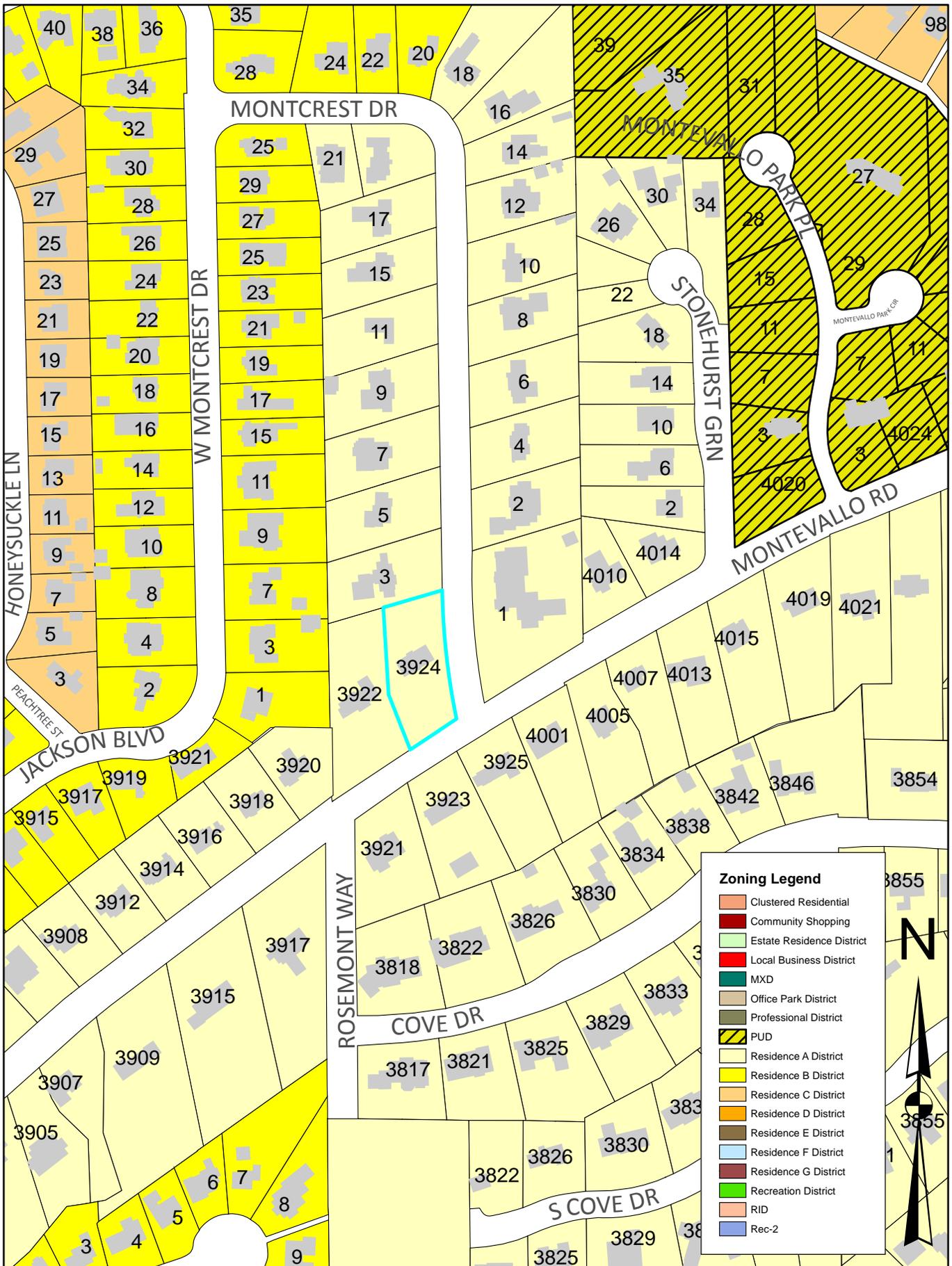
Phone Number 205-876-6335 Email keydoszius@aol.com

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.

P-16-05 Zoning



Zoning Legend

- Clustered Residential
- Community Shopping
- Estate Residence District
- Local Business District
- MXD
- Office Park District
- Professional District
- PUD
- Residence A District
- Residence B District
- Residence C District
- Residence D District
- Residence E District
- Residence G District
- Recreation District
- RID
- Rec-2



P-16-05

Resurvey in existing Residence A zoning

- ✓ “Clean-up” resurvey
- ☑ **May be approved as a final plat;** the following corrections for the final plat are required by the Subdivision Regulations, and **are suggested as conditions of approval:**
 - 1) note zoning district (Residence A) on plat;
 - 2) indicate all required building setbacks (40f, 15s, 40r);
- ✓ Meets the Zoning Regulations for the Residence 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 Lot 2 Montcrest Estates
 - CURRENT ZONING: Residence A
 - OWNER: TDL Homes, LLC
 - LOCATION: 3924 Montevallo Road

RESURVEY OF LOT 2 MONTCREST ESTATES

P-16-05

AS RECORDED IN MAP BOOK 24, PAGE 93 IN THE OFFICE OF THE JUDGE OF PROBATE
JEFFERSON COUNTY, ALABAMA

SITUATED IN THE SE 1/4 OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 2 WEST AND
NE 1/4 OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 2 WEST,
JEFFERSON COUNTY, ALABAMA

DATE: NOVEMBER 2015

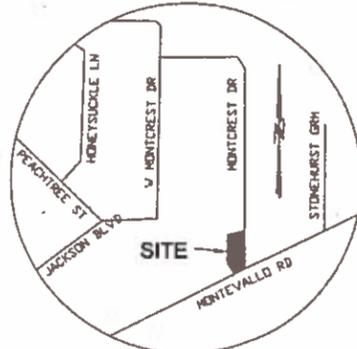
WEYGAND SURVEYORS, INC.

Ray Weygand, Reg. L.S. #24973
188 Demar Road, Homewood, AL 35208
Phone: (205) 842-0008 Fax: (205) 842-0087

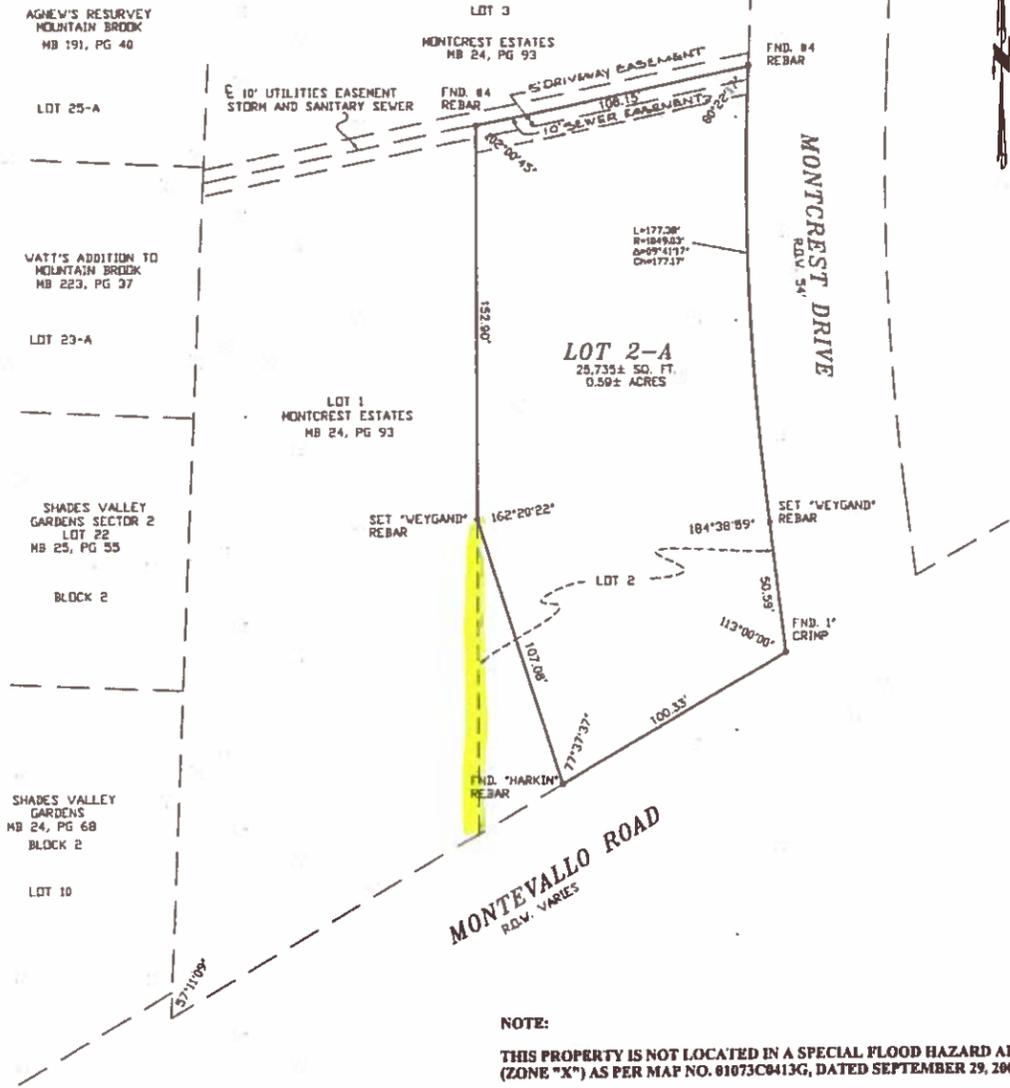


LEGEND

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
P.G.	PAGE
FND	FOUND
ROW	RIGHT-OF-WAY
O	REBAR SET
M.H.	MANHOLE
C	CENTERLINE
D.B.	DEED BOOK
---	NOT TO SCALE



VICINITY MAP
N.T.S.



NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 81073C0413G, DATED SEPTEMBER 29, 2006.

STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and TDL Homes, LLC, Owner, whose names are signed to this certificate, do hereby certify that this is a true and correct map of a survey made by Ray Weygand, Land Surveyor, of the property shown on this map with the dimensions of the lots together with the streets, avenues, alleys and other public ways shown thereon 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 plotted to the map of RESURVEY OF LOT 2 MONTCREST ESTATES and to the government survey of Section 33, Township 17 South, Range 2 West. 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. Said owner also certifies that they are owner of said land and that the same is not subject to any mortgage.

IN WITNESS WHEREOF, we have hereunto set our hands this the 11th day of November, 2015.

By: [Signature]
Ray Weygand
Reg. L.S. #24973

By: [Signature]
TDL Homes, LLC - Owner
Terri Lyon - Member

STATE OF ALABAMA
JEFFERSON COUNTY

I, Jamie J. Neely, 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 11th day of November, 2015.

By: [Signature]
Notary Public - My commission expires: 7-7-18

STATE OF ALABAMA
JEFFERSON COUNTY

I, Jamie J. Neely, a Notary Public in and for said County and State hereby certify that Terri Lyon, whose name is signed to the foregoing certificate as Member of TDL Homes, LLC, Owner, and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date.

Given under my hand and seal this 12th day of January, 2015.

By: [Signature]
Notary Public - My commission expires: 7-7-18

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

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

NOTE:
ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE JEFFERSON COUNTY SANITARY SEWERS. HOWEVER, THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN THE RIGHT OF WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

[Signature] DATE: 1/15/16
DIRECTOR OF ENVIRONMENTAL SERVICES

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.

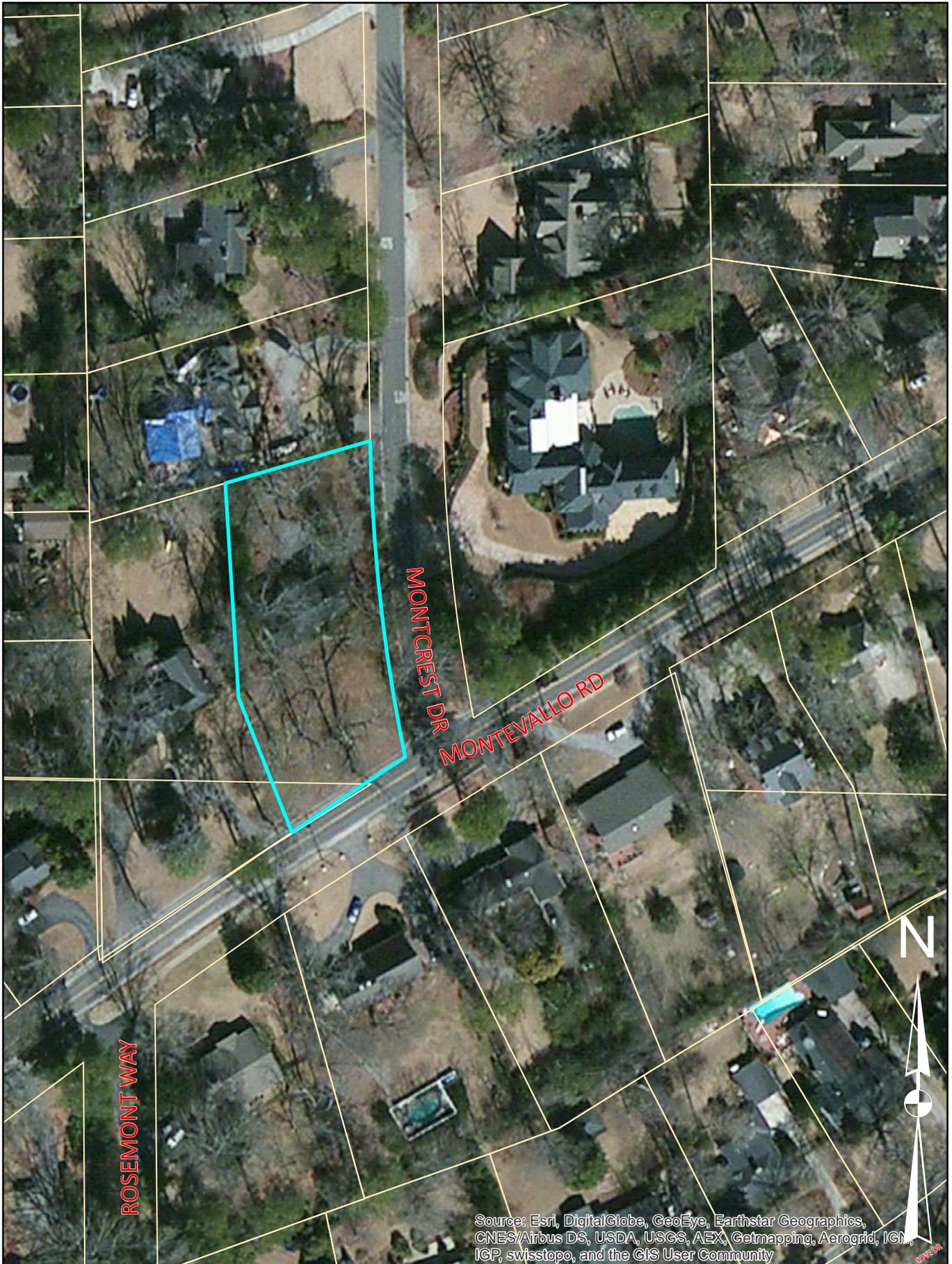
NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL 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 INVESTIGATIONS.

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

P-16-05 Aerial



ROSEMONT WAY

MONTCREST DR

MONTEVALLO RD

N

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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Planning Commission Application PART I

Project Data

Address of Subject Property 3854 Cove Drive

Zoning Classification _____

Name of Property Owner(s) Mark + Anna Avery +

Phone Number 317-7645 Email maverytosternagee.com

Name of Representative Agent (if applicable)

Twin Construction, William Siegel

Phone Number o: 802-3920
c: 229-2763 Email william@twincompanies.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.



Ms. Tammy Graham
Planning Commission
City of Mountain Brook
56 Church Street
Birmingham, AL 35213

Ms. Graham,

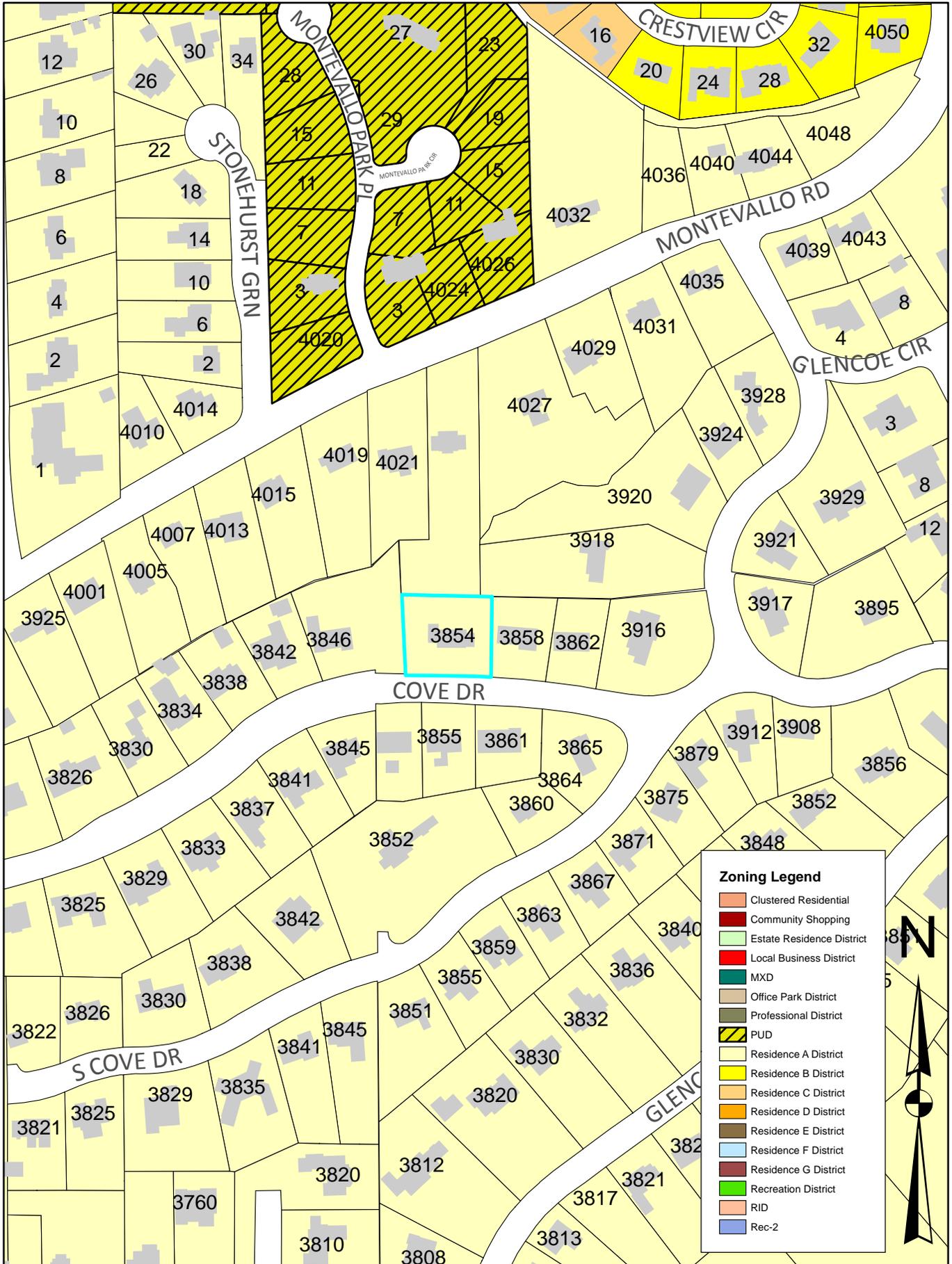
Please allow this letter to serve as a declaration of intent for the removal of the lot line between lots 36 and 37 at 3854 Cove Drive. The property owners, Mark and Anna Averyt, wish to legally combine the two lots for the construction of their home.

Should there be any questions, please do not hesitate to contact William Siegel who will be representing the Averyt's at the Planning Commission meeting. His phone number is 205.229.2763, and his email address is william@twincompanies.com.

Thank you,

Merilyn Hand
Permitting Coordinator
Twin Construction

P-16-06 Zoning



Zoning Legend

- Clustered Residential
- Community Shopping
- Estate Residence District
- Local Business District
- MXD
- Office Park District
- Professional District
- PUD
- Residence A District
- Residence B District
- Residence C District
- Residence D District
- Residence E District
- Residence F District
- Residence G District
- Recreation District
- RID
- Rec-2

P-16-06

Resurvey in existing Residence A zoning

- ✓ Combining 2 lots into 1 lot
- ☑ **May be approved as a final plat;** the following corrections for the final plat are required by the Subdivision Regulations, and **are suggested as conditions of approval:**
 - 1) note zoning district (Residence A) on plat;
 - 2) indicate all required building setbacks (f40, s15, r 40);
- ✓ Meets the Zoning Regulations for the Residence 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 Lots 36 & 37 Glencoe
 - CURRENT ZONING: Residence A
 - OWNERS: Mark and Anna Averyt
 - LOCATION: 3854 Cove rive

- 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. OBTUSE ANGLE
 - MIN. MINIMUM
 - C. CENTERLINE
 - D.B. DEED BOOK
 - NOT TO SCALE

RESURVEY OF LOTS 36 & 37, GLENCOE

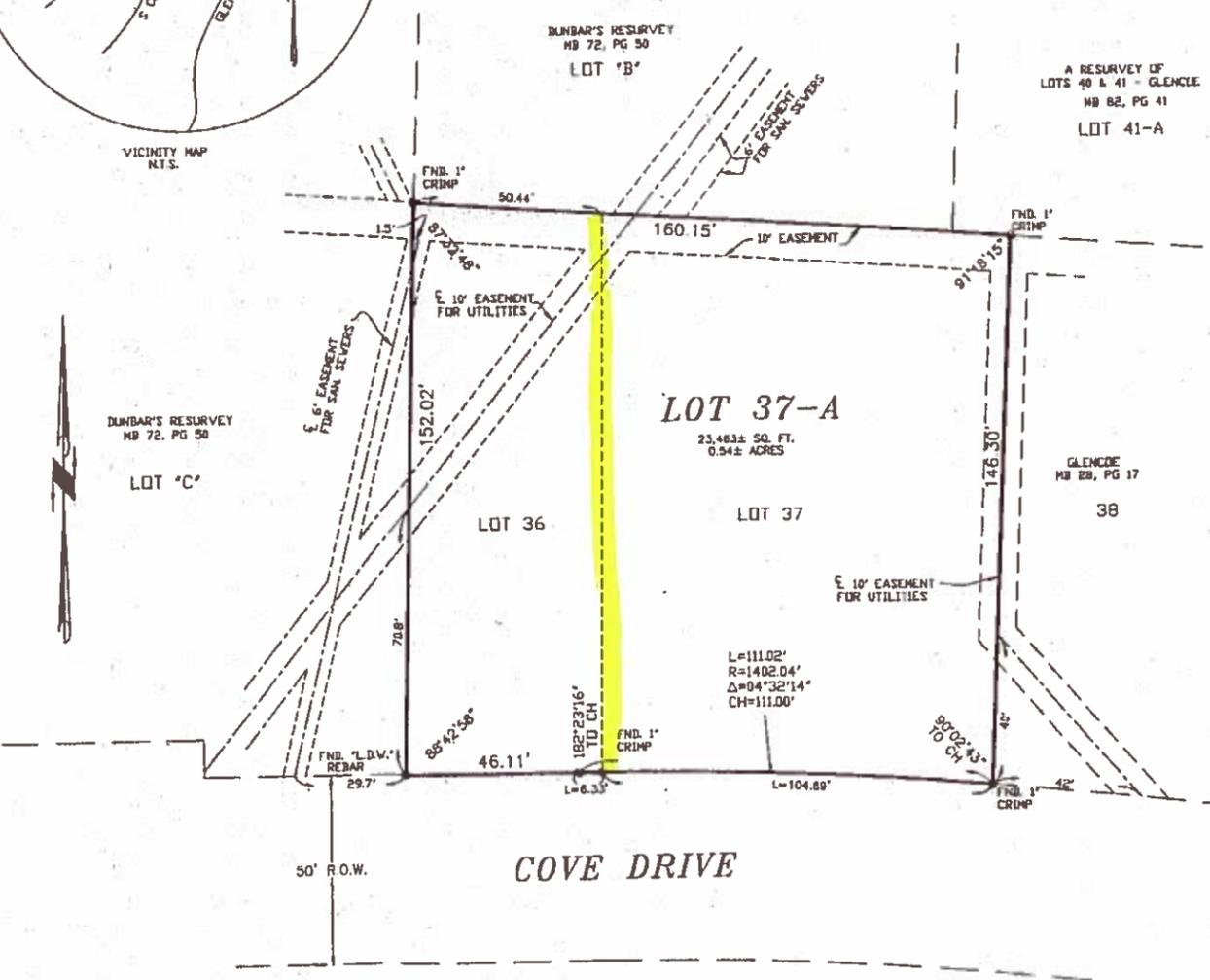
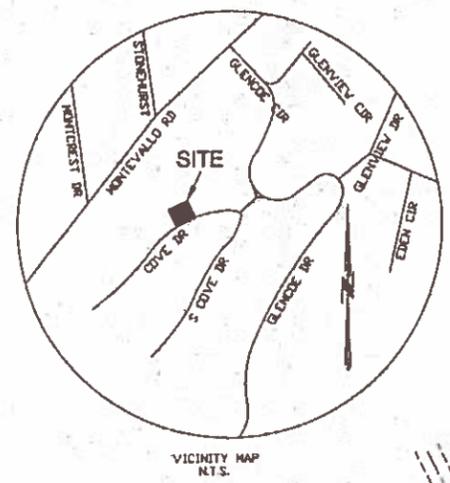
P-16-06

BEING A RESURVEY OF THE EAST HALF OF LOT 36 AND ALL OF LOT 37 OF GLENCOE AS RECORDED IN MAP BOOK 28, PAGE 17 IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA
SITUATED IN THE NW ¼ OF SECTION 3, TOWNSHIP 18 SOUTH, RANGE 2 WEST JEFFERSON COUNTY, ALABAMA

SCALE: 1"=20'

DATE: JANUARY 2016

WEYGAND SURVEYORS, INC.
Roy Weygand, Reg. L.S. #24973
169 Osmoor Road, Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087



STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Roy Weygand, Registered Land Surveyor, State of Alabama, and Mark W. Avery, Owner, whose names are signed to this certificate, do hereby certify that this is a true and correct map of a survey made by Roy Weygand, Land Surveyor, of the property shown on the map with the dimensions of the lots together with the streets, avenues, alleys and other public ways shown thereon 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 map of RESURVEY OF LOTS 36 & 37, GLENCOE and to the government survey of Section 3, Township 18 South, Range 2 West. I, Roy 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. Said owner also certifies that they are owner of said land and that the same is not subject to any mortgage.

IN WITNESS WHEREOF, we have hereunto set our hands this the _____ day of _____, 2016.

By: Roy Weygand
Roy Weygand
Reg. L.S. #24973

By: Mark W. Avery
Mark W. Avery - Owner

STATE OF ALABAMA
JEFFERSON COUNTY

I, Jamie J. Neely, a Notary Public in and for said County and State hereby certify that Roy 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 4th day of JANUARY, 2016.

By: Jamie J. Neely
Notary Public - My commission expires: 7-7-18

STATE OF ALABAMA
JEFFERSON COUNTY

I, MELLYN HAND, a Notary Public in and for said County and State hereby certify that Mark W. Avery, 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, he executed same voluntarily on the day the same bears date.

Given under my hand and seal this 14 day of JANUARY, 2016.

By: Mellyn Hand
Notary Public - My commission expires:

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

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

NOTE: ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE JEFFERSON COUNTY SANITARY SEWERS, HOWEVER, THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN THE RIGHT OF WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

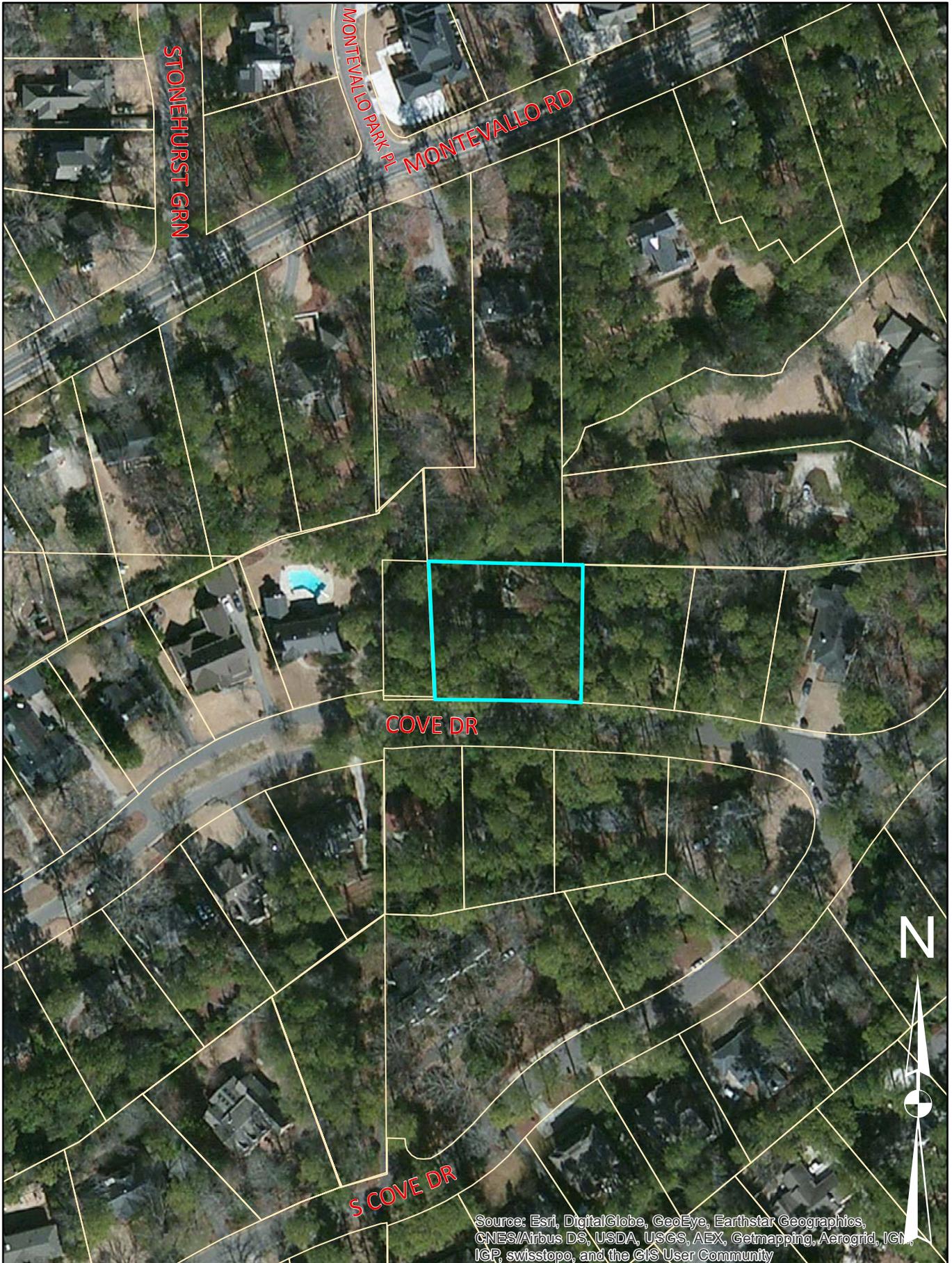
DIRECTOR OF ENVIRONMENTAL SERVICES _____ DATE _____

NOTES:
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- BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.
- BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS ON 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.
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- 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 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 INVESTIGATIONS.
- NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0413G, DATED SEPTEMBER 29, 2006.

P-16-06 Aerial



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Planning Commission Application PART I

Project Data

Address of Subject Property 700 Euclid Ave

Zoning Classification Res - C

Name of Property Owner(s) Bryant-Gann Building Group

Phone Number 205 - 308 - 2455 Email bryantdevelopment@gmail.com

Name of Representative Agent (if applicable)

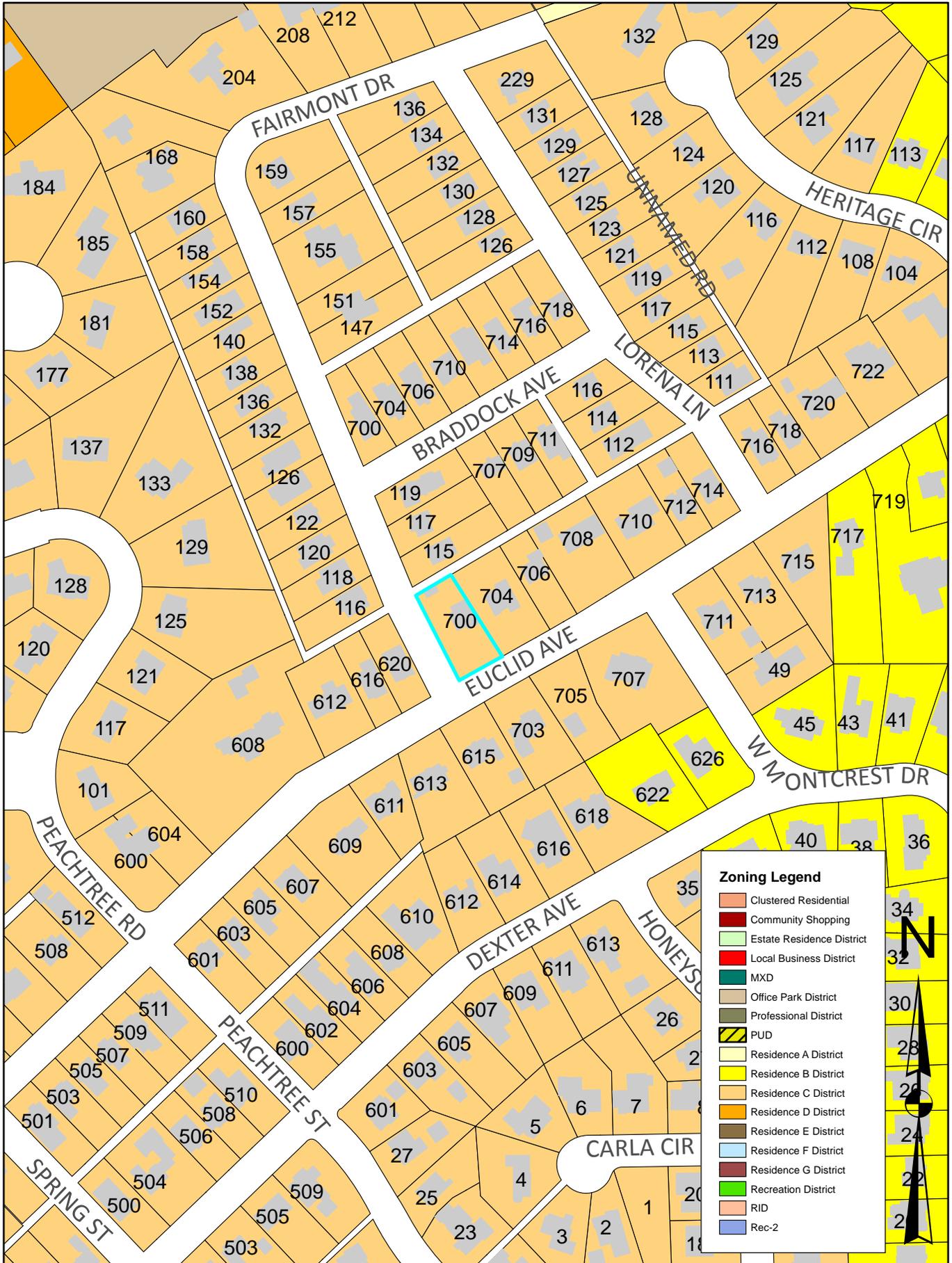
Phone Number _____ Email _____

- 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.

P-16-07 Zoning



Zoning Legend	
	Clustered Residential
	Community Shopping
	Estate Residence District
	Local Business District
	MXD
	Office Park District
	Professional District
	PUD
	Residence A District
	Residence B District
	Residence C District
	Residence D District
	Residence E District
	Residence F District
	Residence G District
	Recreation District
	RID
	Rec-2



P-16-07

Resurvey in existing Residence C zoning

- ✓ “Clean-up” resurvey
- ☑ **May be approved as a final plat;** the following corrections for the final plat are required by the Subdivision Regulations, and **are suggested as conditions of approval:**
 - 1) note zoning district (Residence C) on plat;
 - 2) indicate all required building setbacks: primary front (Euclid) 35, secondary front (Fairmont) 15, s10, r35.
 - 3) Let the plat reflect Lot 10 -“A.”
- ✓ Meets the Zoning Regulations for the Residence 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 9 & 10 Block “E” Overlook Subdivision

CURRENT ZONING: Residence C

OWNER: Bryant Gann Building Group, LLC

LOCATION: 700 Euclid Avenue

Revised

RESURVEY OF LOTS 9 & 10 BLOCK "E" OVERLOOK SUBDIVISION

BEING A RESURVEY OF LOT 10 AND THE WEST 15' OF LOT 9 OF OVERLOOK SUBDIVISION AS RECORDED IN MAP BOOK 15, PAGE 19 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

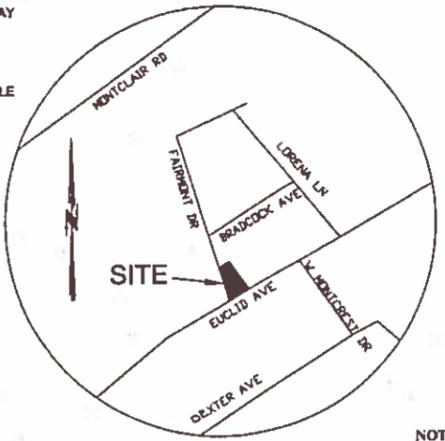
- LEGEND**
- SQ. FT. SQUARE FEET
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 - +/- MORE OR LESS
 - Δ DELTA ANGLE
 - ∠ DEFLECTION ANGLE
 - T. TANGENT
 - R. RADIUS
 - CH. CHORD
 - L. LENGTH
 - ESMT. EASEMENT
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 - PG. PAGE
 - FND. FOUND
 - ROW. RIGHT-OF-WAY
 - O. REBAR SET
 - MIN. MINIMUM
 - C. CENTERLINE
 - D.B. DEED BOOK
 - NOT TO SCALE

SCALE: 1"=20'

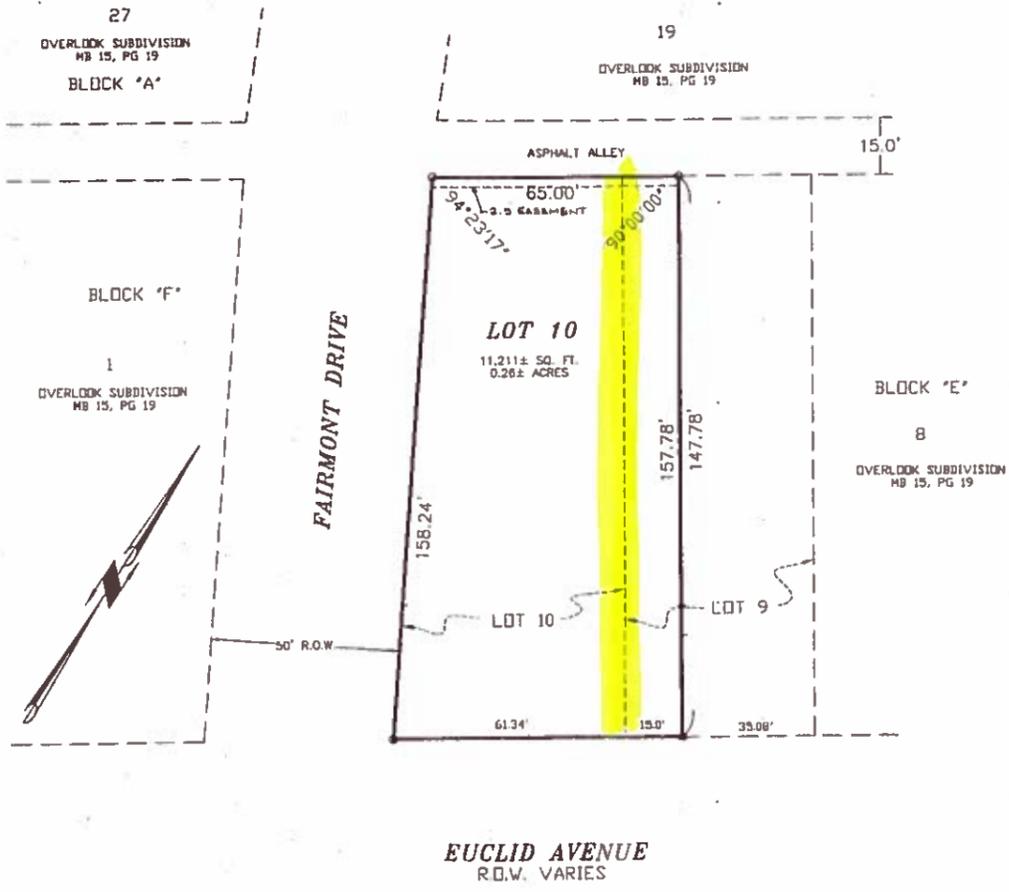
SITUATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

DATE: DECEMBER 2015

WEYGAND SURVEYORS, INC.
 Ray Weygand, Reg. L.S. #24973
 189 Ozmoor Road, Homewood, AL 35209
 Phone: (205) 942-0086 Fax: (205) 942-0087



NOTE:
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0394G & 01073C0413G, DATED SEPTEMBER 29, 2006.



STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Bryant Gann Building Group, Owner, whose names are signed to this certificate, do hereby certify that this is a true and correct map of a survey made by Ray Weygand, Land Surveyor, of the property shown on this map with the dimensions of the lots together with the streets, avenues, alleys and other public ways shown thereon 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 plotted to the map of RESURVEY OF LOTS 9 & 10, BLOCK E, OVERLOOK SUBDIVISION and to the government survey of Section 33, Township 17 South, Range 2 West. 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. Said owner also certifies that they are owner of said land and that the same is not subject to any mortgage.

IN WITNESS WHEREOF, we have hereunto set our hands this the 14th day of December 2015.

By: [Signature]
 Ray Weygand
 Reg. L.S. #24973

By: [Signature]
 Bryant Gann Building Group - Owner
 John Bryant - Member

STATE OF ALABAMA
JEFFERSON COUNTY

I, Jamie J. Neely, 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 14th day of December 2015.

By: [Signature]
 Notary Public - My commission expires: 7-7-18

STATE OF ALABAMA
JEFFERSON COUNTY

I, Jamie J. Neely, a Notary Public in and for said County and State hereby certify that John Bryant, whose name is signed to the foregoing certificate as Member of Bryant Gann Building Group, Owner, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date.

Given under my hand and seal this 15th day of December 2015.

By: [Signature]
 Notary Public - My commission expires: 7-7-18

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

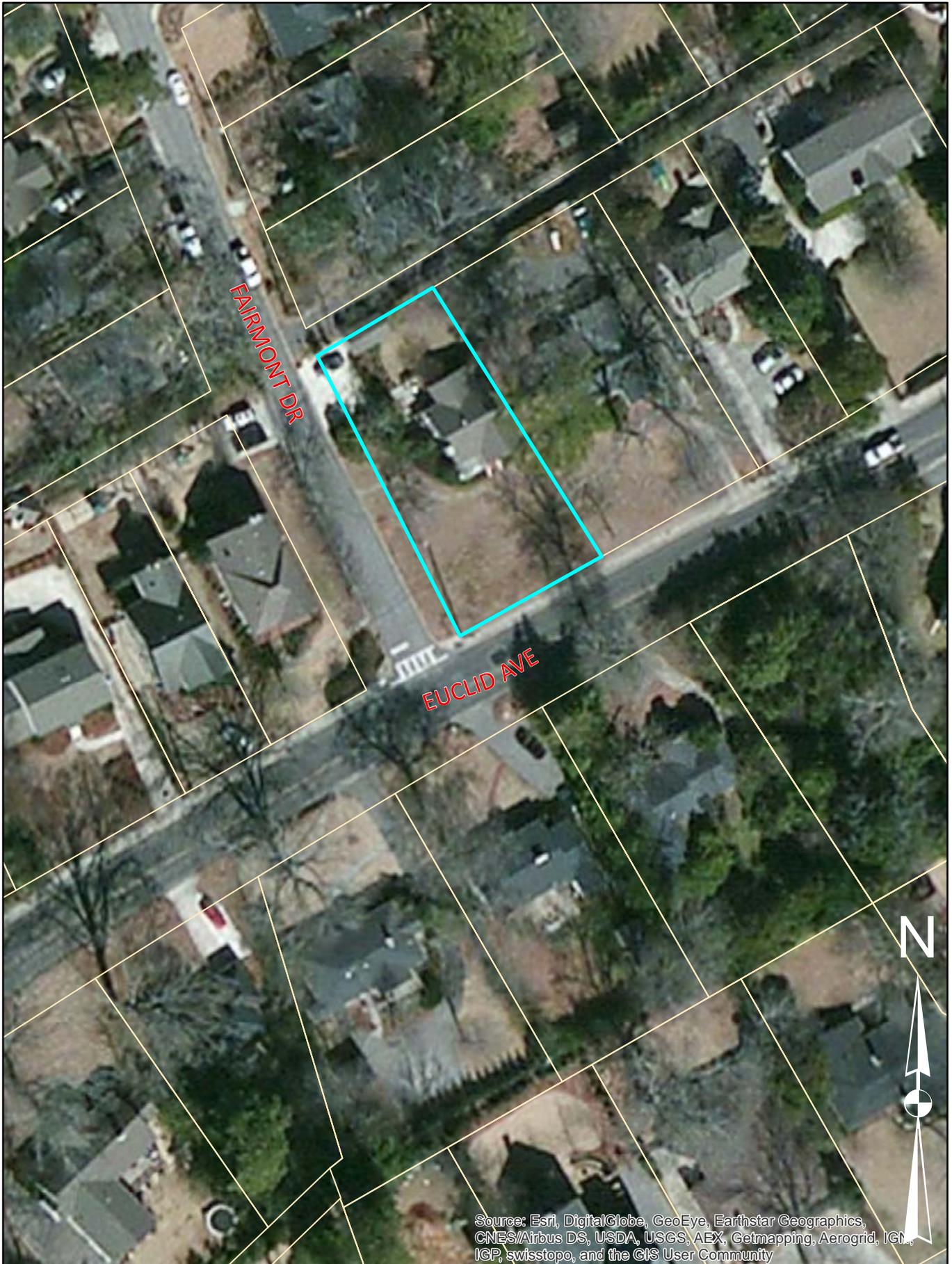
APPROVED: _____ DATE: _____
 Secretary, Mountain Brook Planning Commission

NOTE:
 ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE JEFFERSON COUNTY SANITARY SEWERS, HOWEVER, THIS DOES NOT MEAN SANITARY SEWER HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN THE RIGHT OF WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

[Signature] DATE: 2/4/16
 DIRECTOR OF ENVIRONMENTAL SERVICES

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

P-16-07 Aerial



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Planning Commission Application
PART I

Project Data

Address of Subject Property 3965 FOREST GLEN DR.

Zoning Classification RESIDENCE A

Name of Property Owner(s) BRAD SHERROD + RALPH GRISWOLD

Phone Number 205-942-0086 Email RAY.WEYGAND@BELLSOUTH.NET

Name of Representative Agent (if applicable)

WEYGAND SURVEYORS

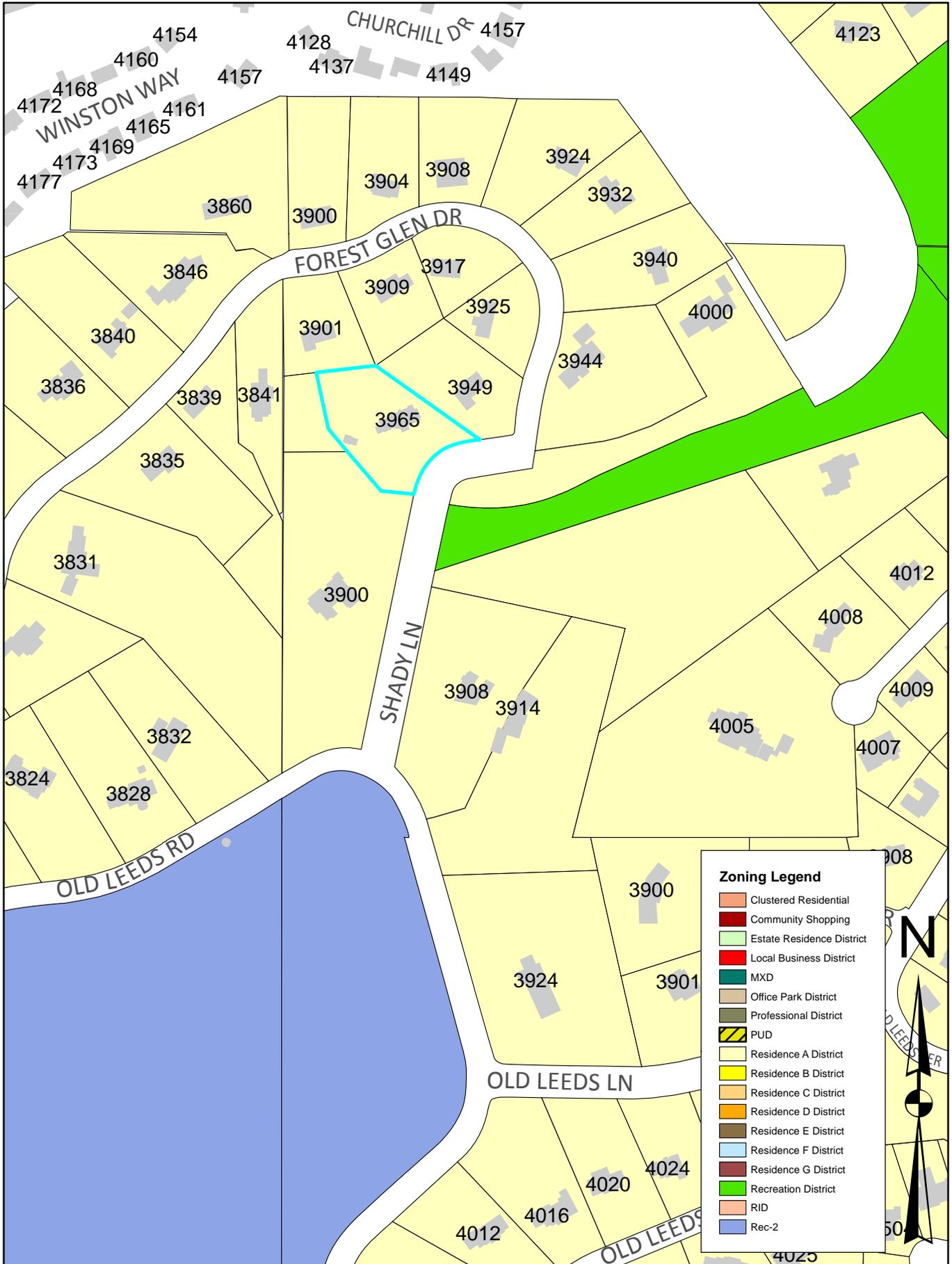
Phone Number 205 942-0086 Email RAY.WEYGAND@BELLSOUTH.NET

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.

P-16-08 Zoning



P-16-08

2-parcel Resurvey (Lot Line Adjustment) in existing Residence A zoning

On February 2, 2015, the Planning Commission carried over Case 1944 in order to have the surveyor confirm the actual location of the private sewer and indicate that the sewer easement follows the actual sewer line.

On March 2, 2015 the Planning Commission approved Case 1944, which was not recorded within the 60-day recordation period. The plat proposed herein is the same as was approved on March 2, 2015.

- ✓ Lot line adjustment between two lots.
- ☑ **Can be approved as a final plat;** the following corrections for the final plat are required by the Subdivision Regulations, and **were required by the Planning Commission as conditions of approval for the plat approved on March 2, 2015.**

- 1) note zoning district (Residence A) on plat;
- 2) indicate all required building setbacks (f40, s15, r40);
- 3) indicate private sewer easement.

- ✓ Meets the Zoning Regulations for the Residence A
- ✓ **Overall layout is acceptable,** with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.
- ✓ No floodplain present.

- **Project Data:**

NAME: Resurvey of Lots 1 & 2 Forest Glen

CURRENT ZONING: Residence A

OWNERS:

Lot 1-B: Sharrod Living Trust (Brad and Connie Sharrod)/Trip and Diane Griswold

Lot 2-B: Theodore Kirkland

LOCATION: 3965 & 3949 Forest Glen Drive

RESURVEY OF LOTS 1 & 2 OF FOREST GLEN SECTOR OF HILLSDALE FOREST

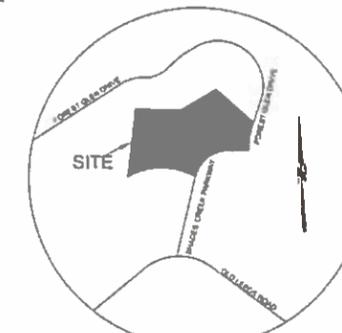
SCALE: 1"=30'

BEING A RESURVEY OF LOT 2 OF FOREST GLEN SECTOR OF HILLSDALE FOREST AS RECORDED IN MAP BOOK 38, PAGE 64 AND LOT 1-A OF HILLSDALE FOREST RESURVEY AS RECORDED IN MAP BOOK 188, PAGE 37 BOTH IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA

DATE: NOVEMBER 2014

SITUATED IN THE NW 1/4, NE 1/4 AND NE 1/4, NW 1/4, SECTION 3, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

WEYGAND SURVEYORS, INC.
Ray Weygand, Reg. L.S. #24973
189 Dorrard Road, Hoover, AL 35228
Phone: (205) 942-0088 Fax: (205) 942-0087



Today at 9:15 AM
STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Henry Bradford Sherrad, Owner of Lot 1-B and Theodore Kirkland, Owner of Lot 2-B, whose names are signed to this certificate, do hereby certify that this is a true and correct map of a survey made by Ray Weygand, Land Surveyor, of the property shown on this map with the dimensions of the lots together with the streets, avenues, alleys and other public ways shown thereon 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 plotted to the map of RESURVEY OF LOTS 1 & 2 OF FOREST GLEN SECTOR OF HILLSDALE FOREST and to the government survey of Section 34, Township 17 South, Range 2 West and Section 3, Township 18 South, Range 2 West. 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. Said owners also certify that they are owners of said land and that the same is not subject to any mortgage.

IN WITNESS WHEREOF, we have hereunto set our hands this the 2nd day of March, 2015.

By: [Signature]
Ray Weygand
Reg. L.S. #24973

By: _____
Henry Bradford Sherrad - Owner Lot 1-B

By: _____
Theodore Kirkland - Owner Lot 2-B

STATE OF ALABAMA
JEFFERSON COUNTY

I, James S. Neely, 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 2nd day of MARCH, 2015.

By: [Signature]
Notary Public - My commission expires: 7-7-18

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, a Notary Public in and for said County and State hereby certify that Henry Bradford Sherrad, whose name is signed to the foregoing certificate as Owner of Lot 1-B, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date.

Given under my hand and seal this _____ day of _____, 2015.

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 Theodore Kirkland, whose name is signed to the foregoing certificate as Owner of Lot 2-B, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date.

Given under my hand and seal this _____ day of _____, 2015.

By: _____
Notary Public - My commission expires: _____

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

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

NOTE: ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE JEFFERSON COUNTY SANITARY SEWERS. HOWEVER, THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN THE RIGHT OF WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

DIRECTOR OF ENVIRONMENTAL SERVICES _____ DATE _____

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.

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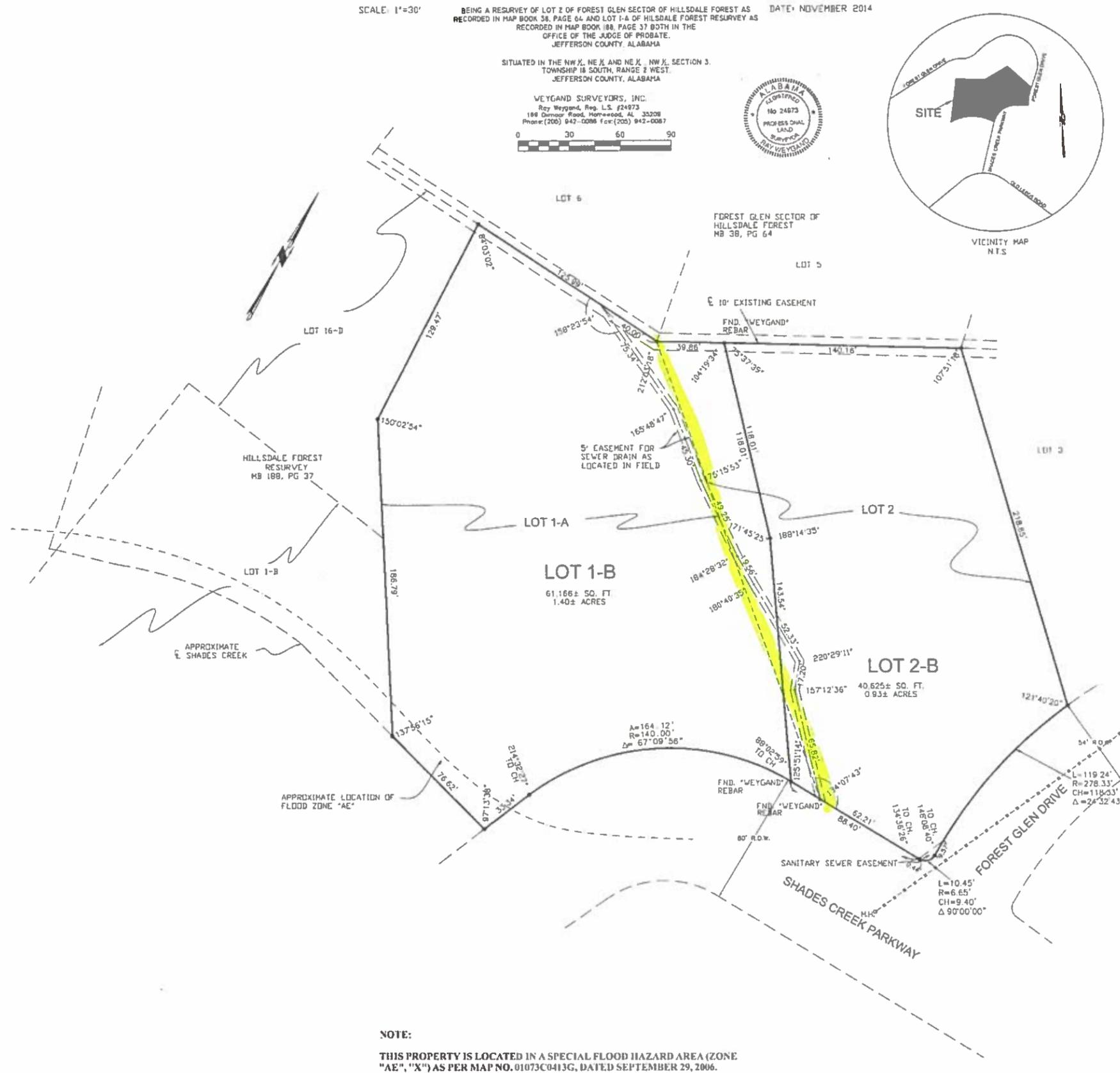
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WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

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



NOTE:

THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "AE", "X") AS PER MAP NO. 01073C0413G, DATED SEPTEMBER 29, 2006.

RESURVEY OF LOTS 1 & 2 OF FOREST GLEN SECTOR OF HILLSDALE FOREST

P-16-08

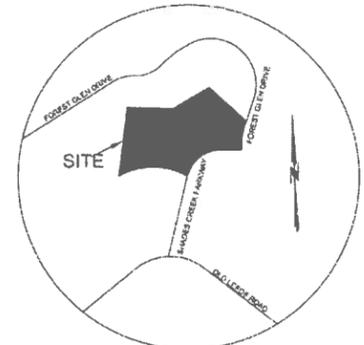
SCALE: 1"=30'

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DATE: NOVEMBER 2014

SITUATED IN THE NW 1/4, NE 1/4 AND NE 1/4, NW 1/4, SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

WEYGAND SURVEYORS, INC.
Roy Weygand, Reg. L.S. #24973
189 Osborn Road, Homewood, AL 35209
Phone: (205) 942-0088 Fax: (205) 942-0087



Today at 9:15 AM
STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Roy Weygand, Registered Land Surveyor, State of Alabama, and Henry Bradford Sherrad, Owner of Lot 1-B and Theodore Kirkland, Owner of Lot 2-B, whose names are signed to this certificate, do hereby certify that this is a true and correct map of a survey made by Roy Weygand, Land Surveyor, of the property shown on this map with the dimensions of the lots together with the streets, avenues, alleys and other public ways shown thereon 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 plotted to the map of RESURVEY OF LOTS 1 & 2 OF FOREST GLEN SECTOR OF HILLSDALE FOREST and to the government survey of Section 34, Township 17 South, Range 2 West and Section 3, Township 18 South, Range 2 West. I, Roy 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. Said owners also certify that they are owners of said land and that the same is not subject to any mortgage.

IN WITNESS WHEREOF, we have hereunto set our hands this the _____ day of _____, 2014.

By: _____
Roy Weygand
Reg. L.S. #24973

By: _____
Henry Bradford Sherrad - Owner Lot 1-B

By: _____
Theodore Kirkland - Owner Lot 2-B

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, a Notary Public in and for said County and State hereby certify that Roy 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 _____, 2014.

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 Henry Bradford Sherrad, whose name is signed to the foregoing certificate as Owner of Lot 1-B, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date.

Given under my hand and seal this _____ day of _____, 2014.

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 Theodore Kirkland, whose name is signed to the foregoing certificate as Owner of Lot 2-B, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date.

Given under my hand and seal this _____ day of _____, 2014.

By: _____
Notary Public - My commission expires:

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

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

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DIRECTOR OF ENVIRONMENTAL SERVICES _____ DATE _____

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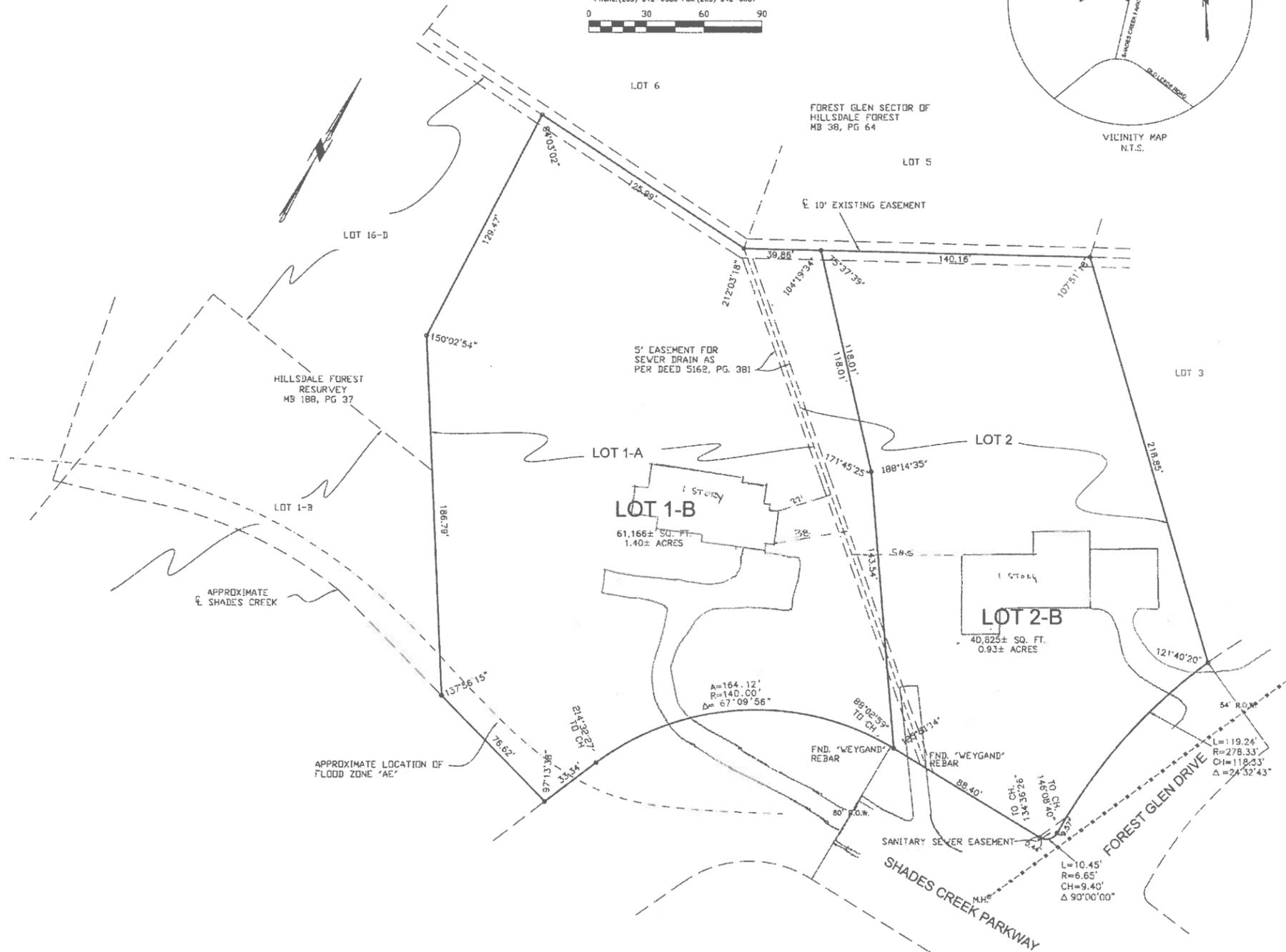
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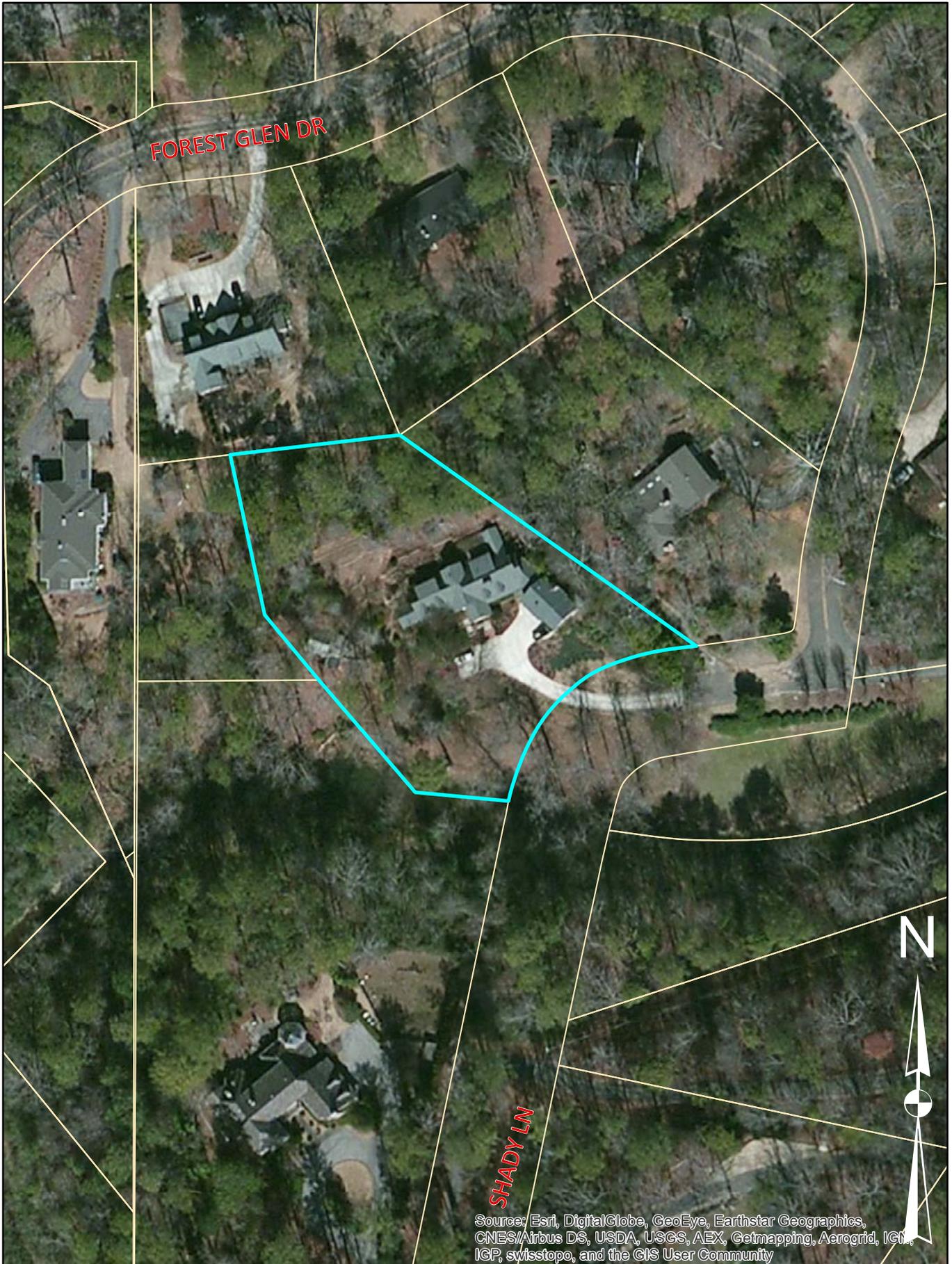


NOTE:

THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "AE", "X") AS PER MAP NO. 01073C0413G, DATED SEPTEMBER 29, 2006.

1944

P-16-08 Aerial



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community