

MEETING AGENDA
CITY OF MOUNTAIN BROOK
PLANNING COMMISSION
AUGUST 3, 2020
PRE-MEETING: 5:10 P.M.
REGULAR MEETING: 5:30 P.M.
CITY HALL, 56 CHURCH STREET
MOUNTAIN BROOK, AL 35213

MEETING TO BE HELD VIRTUALLY USING ZOOM VIDEO CONFERENCING
(ACCESS INSTRUCTIONS ON MEETING WEBPAGE AT MTNBROOK.ORG)

1. Call To Order
2. Approval of Agenda
3. Approval of Minutes: July 6, 2020
4. **Case P-20-13:** Bordonaro and Kuwica Resurvey, being a Resurvey of Lot 4-A of the Resurvey of Lot 4 Shades Valley Gardens, 3rd Sector and Lots 7 and 7-A Euclid Circle in Map Book 88, Page 58 and Lot 6-B of the Resurvey of Lots 6 and 6-A Euclid Circle Subdivision in Map Book 220, Page 21; located in the SE ¼ of Section 33, Twps-17S, R-2W, Jefferson County, Alabama, City of Mountain Brook. **37 West Montcrest Drive and 751 Euclid Circle**
5. **Case P-20-14:** Overton Village Resurvey No. 3, being a Resurvey of common area “A”, Overton Village Resurvey No. 2 (Map Book 251, Page 58), Lots 1 and 36, Block 2, Glass’s 3rd Addition to New Merkle (Map Book 29, Page 35), and acreage situated in the SW ¼ of the NE ¼ and the NW ¼ of the SE ¼ of Section 15, Twp-18S, R-2W, Jefferson County, Alabama. **3150 Overton Road**
6. **Case P-20-15:** Moulton Sheridan Drive Resurvey, being a Resurvey of Lot 21 and the East ½ of Lot 20, Block 6, McElwaine as recorded in Map Book 3, Page 47, in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the SW ¼ of Section 34, Twp-17S, R-2W, Jefferson County, Alabama. **920 Sheridan Drive**
7. Next Meeting: **Tuesday, September 8, 2020**
8. Adjournment



Planning Commission Application PART I

Project Data

Address of Subject Property 37 West Montcrest Drive, Mountain Brook, AL 35213

Zoning Classification Residence B District

Name of Property Owner(s) Charles J. Bordonaro and Brittanie M. Bordonaro

Phone Number 201-819-0091 Email cbordonaro@gmail.com

Name of Representative Agent (if applicable)

Phone Number _____ Email _____

Name of Engineer or Surveyor Robert Reynolds

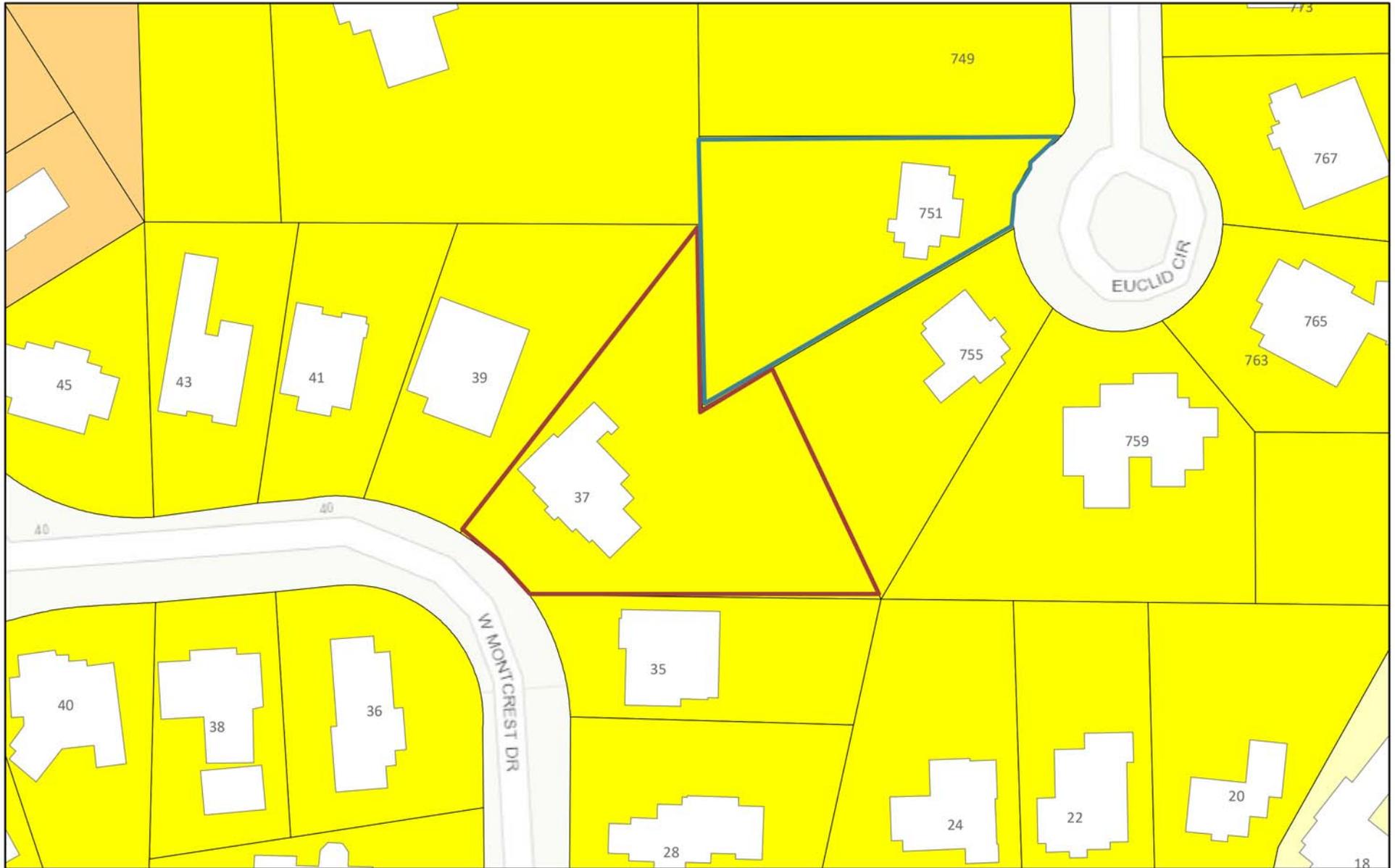
Phone Number 205-823-7900 Email reynoldssurvey59@bellsouth.net

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.

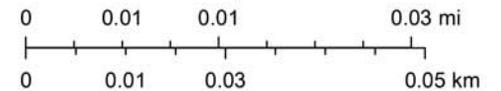
P-20-13 Zoning



7/24/2020, 4:16:48 PM

Tax_Parcels
Residence A District
Residence B District
Residence C District

1:1,128



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

P-20-13

Resurvey in Residence B zoning

- ✓ Proposed rear lot line adjustment between Lot 4-A (on West Montcrest Drive) and Lot 6-B on Euclid Circle. The two subject property owners are proposing to swap two triangular-shaped pieces of property along their adjoining rear property lines (see Property Line Swap exhibit). The end result is that both lots will meet the minimum lot size of 10,000 square feet for Res-B; and that both the existing house at 751 Euclid Circle, and the proposed new house at 37 West Montcrest Drive will be at least 35 feet from their respective new rear property lines (see attached boundary surveys for each lot).

It should be noted that there is an existing 10-foot wide Alabama Power easement running through the middle of existing Lot 4-A (proposed Lot 7-BB). As may be seen on the attached proposed site plan for the new house on the West Montcrest Drive property, the new house is proposed to cross this easement.

The applicant for the West Montcrest Drive property is aware that a building permit may not be issued for any construction across an easement, but Alabama Power has indicated to the applicant that he must complete the subject lot line adjust prior to making application to APSCO to relocate the easement. There is a plan to relocate this easement after this subject rear lot line resurvey is recorded, at which time the applicant will return to the planning commission with a revised plat to vacate said easement.

- ☑ **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) Revise title block of plat to correct typo “LO4” to read “Lot 4.”
- 2) indicate all required Res-B building setbacks on plat;

- ✓ Meets the Zoning Regulations for the Residence B district.
- ✓ **Overall layout is acceptable**, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.
- ✓ No floodplain present.
- ✓ No relevant history or prior cases.

- **Project Data:**

NAME: Bordonaro & Kuwica Survey

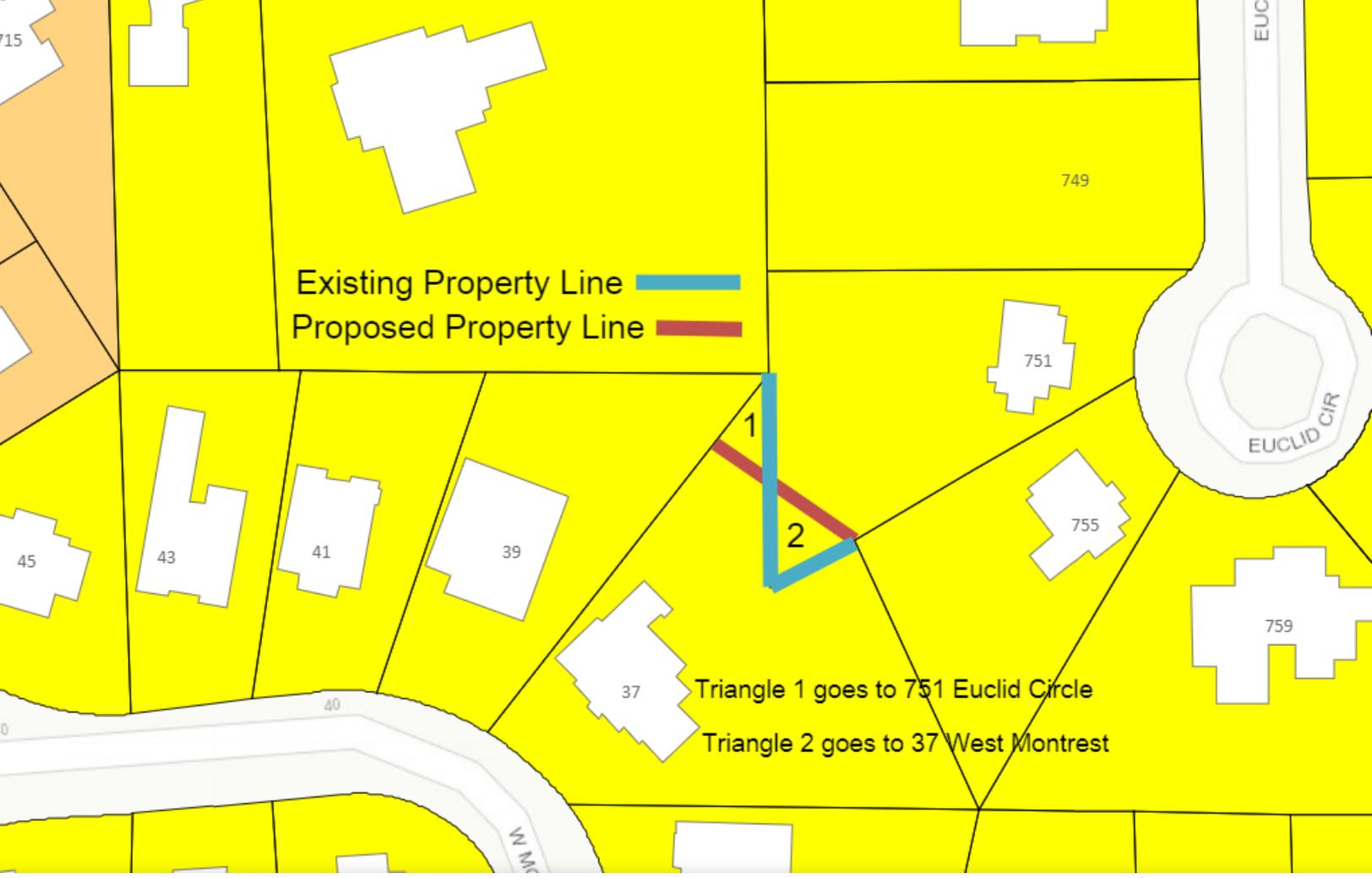
CURRENT ZONING: Residence B

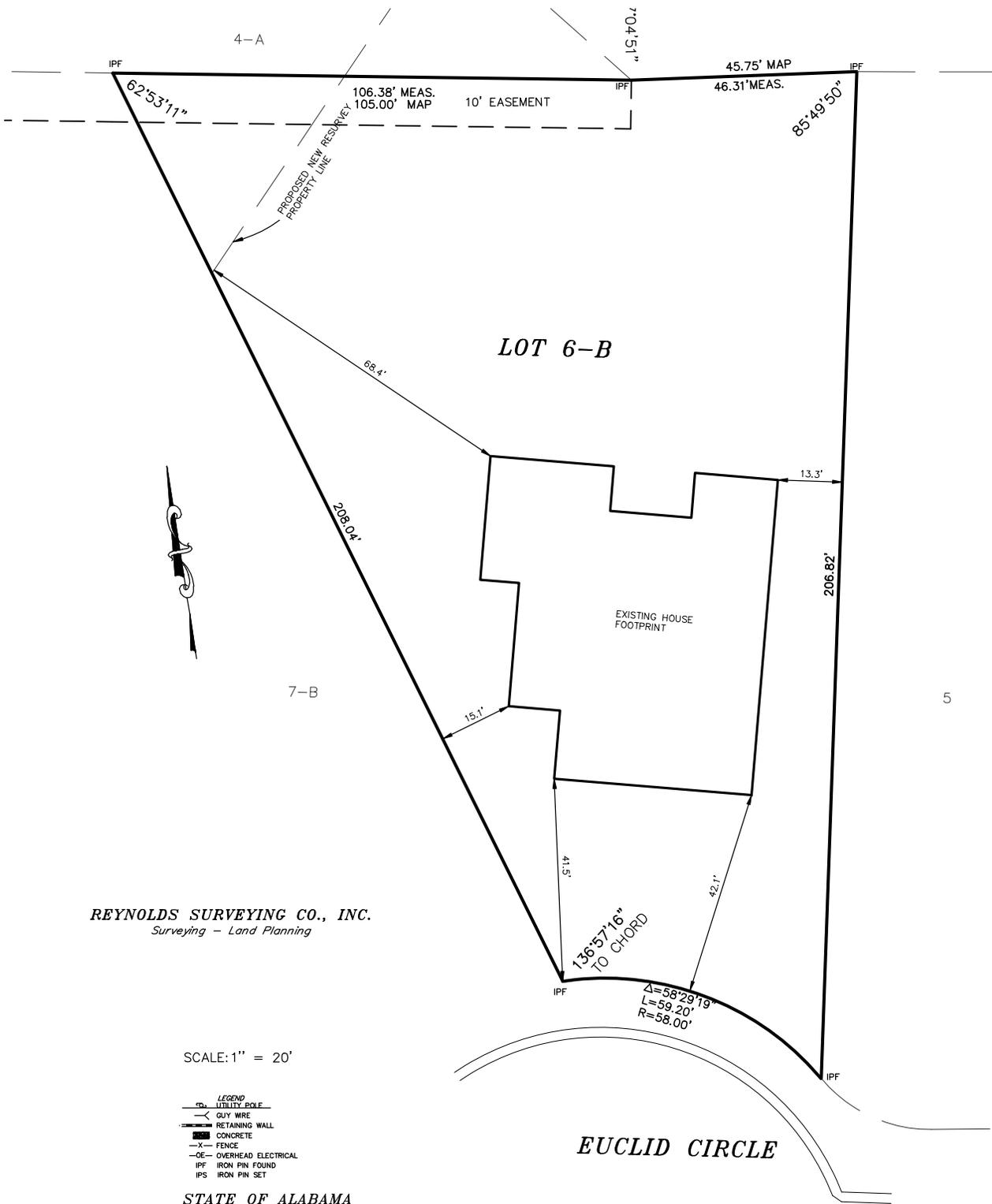
OWNERS: Charles and Brittne Bordonaro

LOCATION: 37 West Montcrest Drive

OWNER: Sandra Lee Kuwica

LOCATION: 751 Euclid Circle





REYNOLDS SURVEYING CO., INC.
 Surveying - Land Planning

SCALE: 1" = 20'

- LEGEND
- UTILITY POLE
 - <— GUY WIRE
 - RETAINING WALL
 - CONCRETE
 - X— FENCE
 - OVERHEAD ELECTRICAL
 - IPF IRON PIN FOUND
 - IFS IRON PIN SET

STATE OF ALABAMA
 JEFFERSON COUNTY

"HOUSE LOCATION SURVEY"

I, Robert Reynolds, a Registered Surveyor, do here by state that this is a true and correct plat or map of the existing house location on Lot 6-B, of THE RESURVEY OF LOTS 6 & 6-A EUCLID CIRCLE SUBDIVISION, as recorded in Map Book 220, Page 21 in the Office of the Judge Of Probate in Jefferson County, Alabama. All parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Surveying in the State of Alabama for a specific purpose survey to the best of my knowledge, information and belief. The House on said premises is as shown. According to my survey this the 20th day of July, 2020.

Address: 751 EUCLID CIRCLE

Robert Reynolds
 Reg. No. 25657





SCALE: 1" = 20'

- LEGEND**
- UTILITY POLE
 - GUY WIRE
 - RETAINING WALL
 - CONCRETE
 - FENCE
 - OVERHEAD ELECTRICAL
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET

STATE OF ALABAMA
JEFFERSON COUNTY

"CLOSING SURVEY"

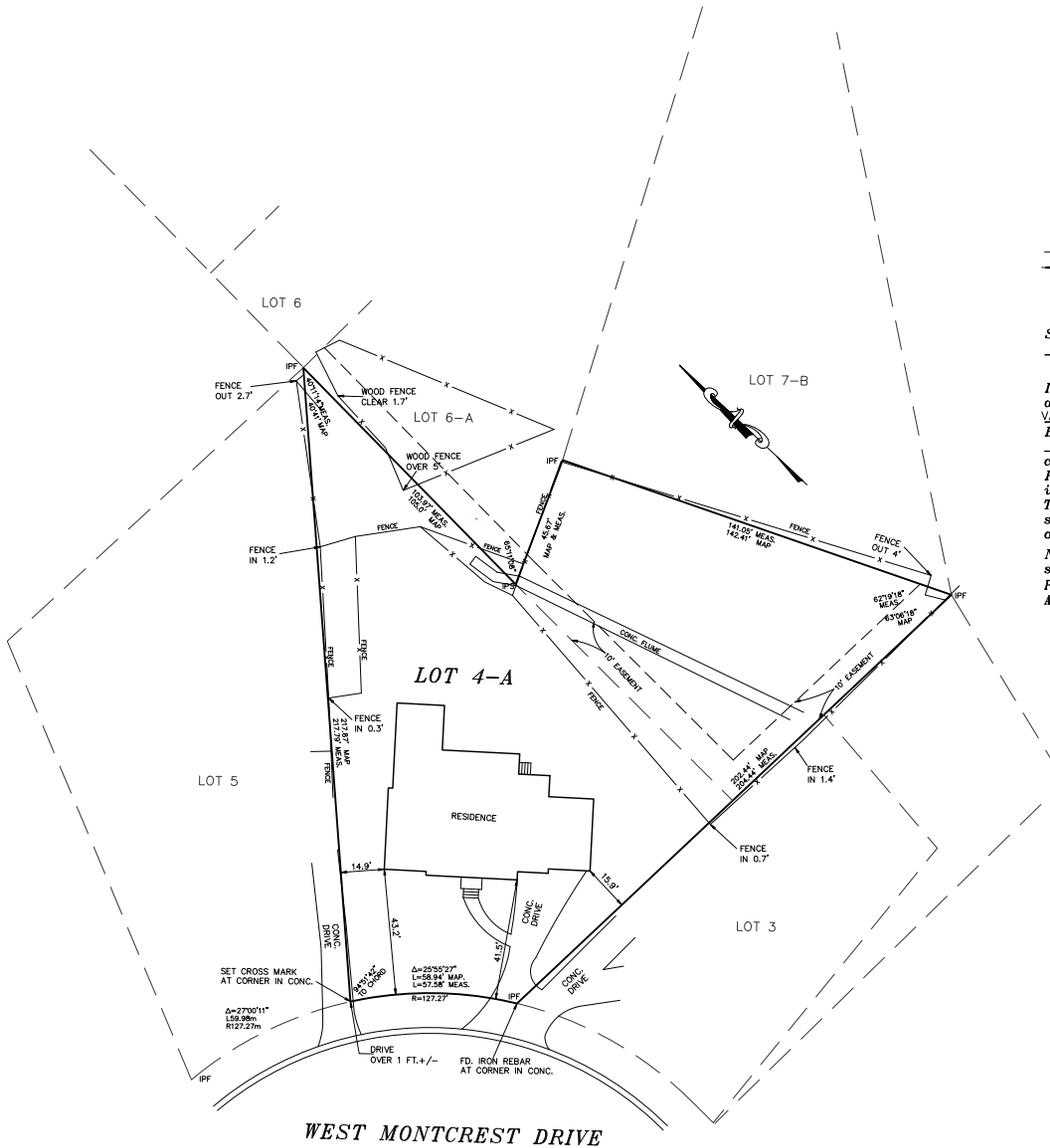
I, Robert Reynolds, a Registered Surveyor, do here by state that this is a true and correct plat or map of Lot 4-A, Block —, of RESURVEY OF LOT 4 SHADES VALLEY GARDENS, 3RD SECTOR AND LOTS 7 AND 7-A EUCLID ESTATES, as recorded in Map Book 58, Page 58 in the Office of the Judge Of Probate in Jefferson County, Alabama. All parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief. The improvements on said premises are as shown. There are no visible encroachments on over or across said lands except as shown. According to my survey this the 9th day of March, 2020.

NOTE: This survey is not transferable to any additional institutions or subsequent owners.

Purchaser: Bordanaro
Address: 37 West Montcrest Drive

Robert Reynolds
Reg. No. 25657

B127/54

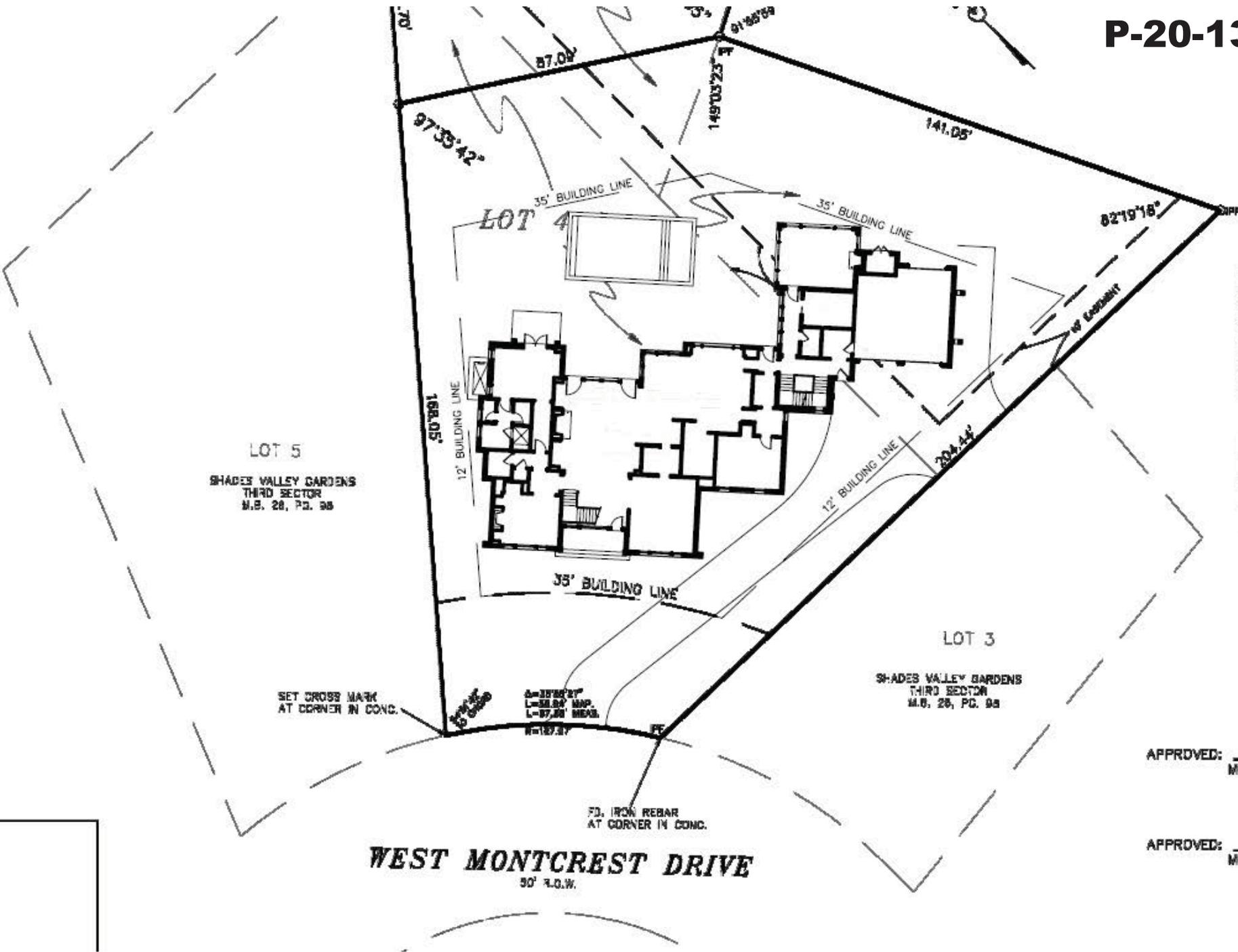


REYNOLDS SURVEYING CO., INC.
1572 Montgomery Highway, Suite 108
Birmingham, Alabama 35216
(205) 823-7900 Fax: (205) 979-7635

LOT 4-A OF RESURVEY OF LOT 4 SHADES VALLEY GARDENS 3RD SECTOR & LOTS 7 & 7-A EUCLID CIRCLE M.B. 58, P.C. 58

DRAWN BY: RR	SCALE: 1" = 20'	SHEET #:
CONTACT: R. REYNOLDS	BOOK #: B127/54	01
DATE: 3-10-20	FILE #:	Charts_March_2020

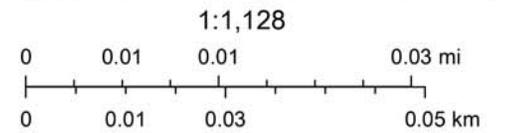
P-20-13



P-20-13 Aerial



7/24/2020, 4:18:35 PM



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,

ArcGIS Web AppBuilder
Hunter Simmons | Jefferson County Information Technology Services | Maxar, Microsoft |



Planning Commission Application PART I

Project Data

Address of Subject Property 3150 Overton Rd

Zoning Classification Local Business District

Name of Property Owner(s) Overton Partners, LLC and Overton Road, LLC

Phone Number _____ Email _____

Name of Representative Agent (if applicable)

Schoel Engineering Company

Phone Number (205) 313-1152 Email sstephenson@schoel.com

Name of Engineer or Surveyor Joseph F. Breighner, Jr.

Phone Number (205) 313-1167 Email jfb@schoel.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-20-14 Zoning



7/28/2020, 12:59:08 PM

Tax_Parcels

Local Business District



Professional District



Residence C District

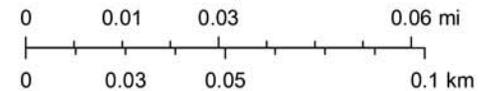


Residence A District



Residence F District

1:2,257



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

ArcGIS Web AppBuilder

JeffCoAL, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Hunter Simmons | Jefferson County Information Technology Services |

P-20-14

Resurvey of Commercial and Residential Properties in Overton Village

By way of context, the city recently approved a joint residential project in Overton Village, between the cities of Mountain Brook and Vestavia Hills. This project is a townhome development with common ingress/egress from Poe Drive (in Vestavia) and Fairhaven Drive (in Mountain Brook). (See attached site plan for layout of approved townhome development). The residential development is to be directly behind the Overton Shopping Center, and both properties are the subject of this resurvey.

As may be seen on the attached boundary survey of the shopping center property, as well as in the street views from Poe Drive and Fairhaven Drive, the existing 36-38 foot rear setback behind the commercial building is a largely unused; it is comprised of a grassy slope and wooded area that serves no practical purpose to the commercial building.

The developers of the townhomes project have come to the conclusion that the slope and vegetative area behind the commercial building should be owned and maintained by the townhome group (as common area), in order to provide an improved buffer behind the commercial building, and an improved view of the back of the commercial property from the townhome development.

As such, it is herein proposed that the rear property line behind the commercial building be relocated to within 18 feet of the rear building line (the minimum rear setback allowed by the Village Overlay District is 10 feet). As may be seen on the attached proposed plat, this east-west strip is shown as “Common Area A-1.” It is comprised of a landscape buffer and the ingress/egress drive from Poe Drive. The relocation of this rear property line will not render the commercial building non-conforming in any way, in that there is no minimum lot size for the commercial property, and it will maintain the minimum 10-foot rear setback. (It should be noted that the proposed lot line “jogs” around an existing temporary walk-in cooler at the rear of the commercial building so as to comply with the required rear setback.)

No change is proposed to the approved layout of the townhome development (nor to its ingress/egress). The result of this resurvey is that the townhome owners will have control over the installation and maintenance of a vegetative buffer and fencing between their development and the rear of the commercial building.

Other Approvals:

The proposed plat will also need to be approved by the Vestavia Hills planning commission, and is scheduled to heard by said board on August 13, 2020.

- ✓ On September 9, 2019, the city council approved the rezoning of the adjoining property on Fairhaven Drive property from Res-G to Res-F for 10 townhomes (P-

19-23). On October 7, 2019, the planning commission approved Case P-19-25, a resurvey of the 10-unit townhome property on Fairhaven Drive (see attached recorded plat).

May be approved as a final plat.

✓ Meets the Zoning Regulations for the Local Business 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.

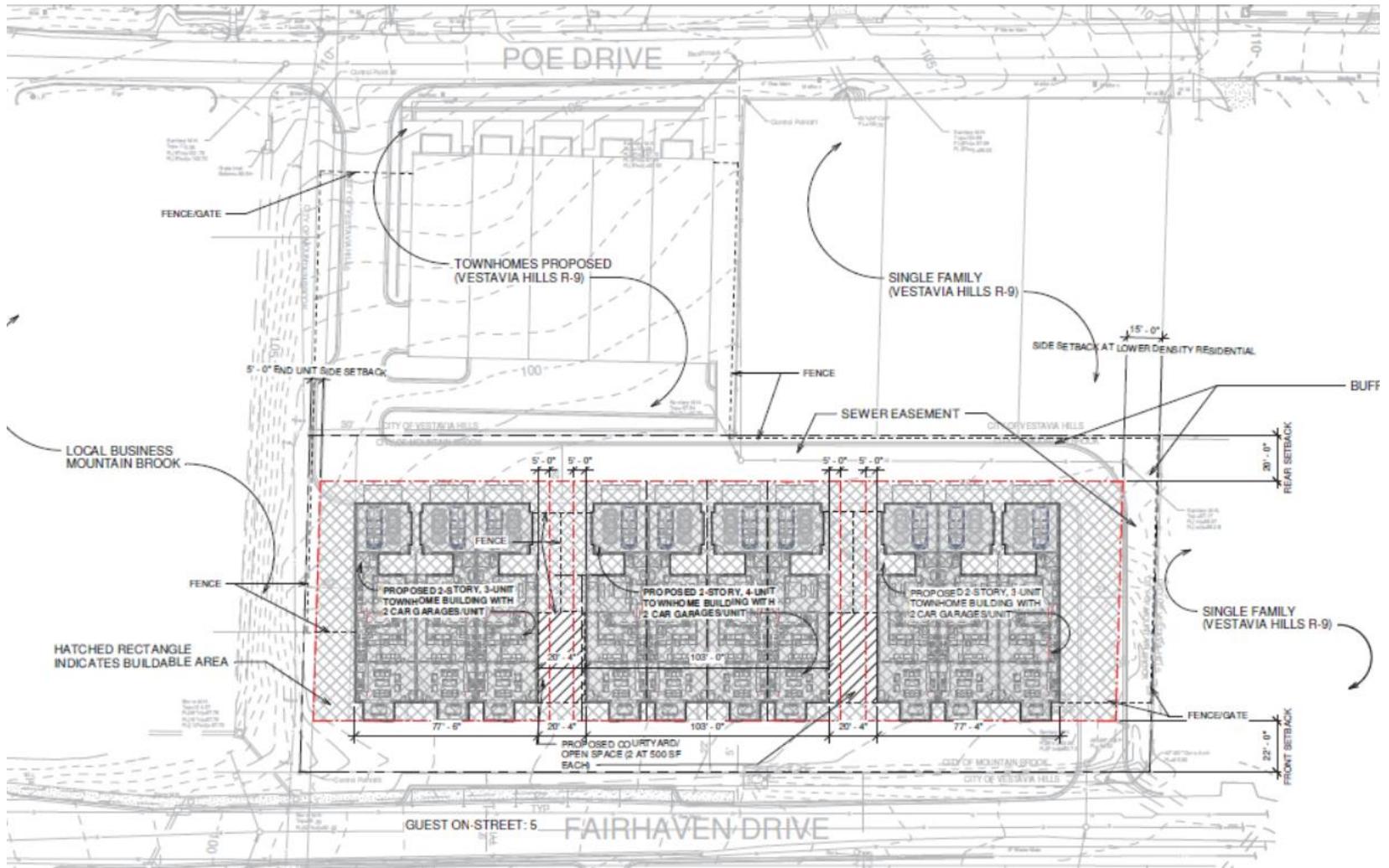
● **Project Data:**

NAME: Overton Village Resurvey No. 3

CURRENT ZONING: Local Business

OWNERS: Overton Partners, LLC, and Overton Road, LLC

LOCATION: 3150 Overton Road



LOT 5A
OVERTON INVESTMENTS' RESURVEY OF NEW MERKLE (Map Book 239, Page 94)

LOT 4

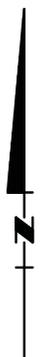
BLOCK 3
GLASS'S 3RD ADDITION TO NEW MERKLE (Map Book 29, Page 35)

LOT 3

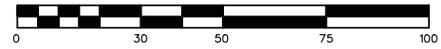
CITY OF VESTAVIA HILLS
CITY OF MOUNTAIN BROOK

POE DRIVE

LOT 2
AMENDED MAP OF A RESURVEY OF LOTS 1 & 2 & LOTS 36 & 37, BLOCK 3 GLASS'S 3RD ADDITION TO NEW MERKLE (Map Book 208, Page 57)



Scale: 1" = 30'
Graphic Scale



OVERTON VILLAGE RESURVEY NO. 2 (Map Book 251, Page 58)

LOT 1

COMMON AREA "A"
OVERTON VILLAGE RESURVEY NO. 2 (Map Book 251, Page 58)
10,836 Sq. Ft. or 0.249 Acre

CITY OF VESTAVIA HILLS
CITY OF MOUNTAIN BROOK

S.W. 1/4-N.E. 1/4
Sec. 15-T18S-R2W

CITY OF VESTAVIA HILLS
CITY OF MOUNTAIN BROOK

LOT 8

LOT 7

OVERTON VILLAGE RESURVEY NO. 2 (Map Book 251, Page 58)

LOT 6

LOT 35

LOT 36

LOT 37
BLOCK 1
GLASS'S 3RD ADDITION TO NEW MERKLE (Map Book 29, Page 35)

LOT 38

LOT 39

CITY OF MOUNTAIN BROOK
CITY OF VESTAVIA HILLS

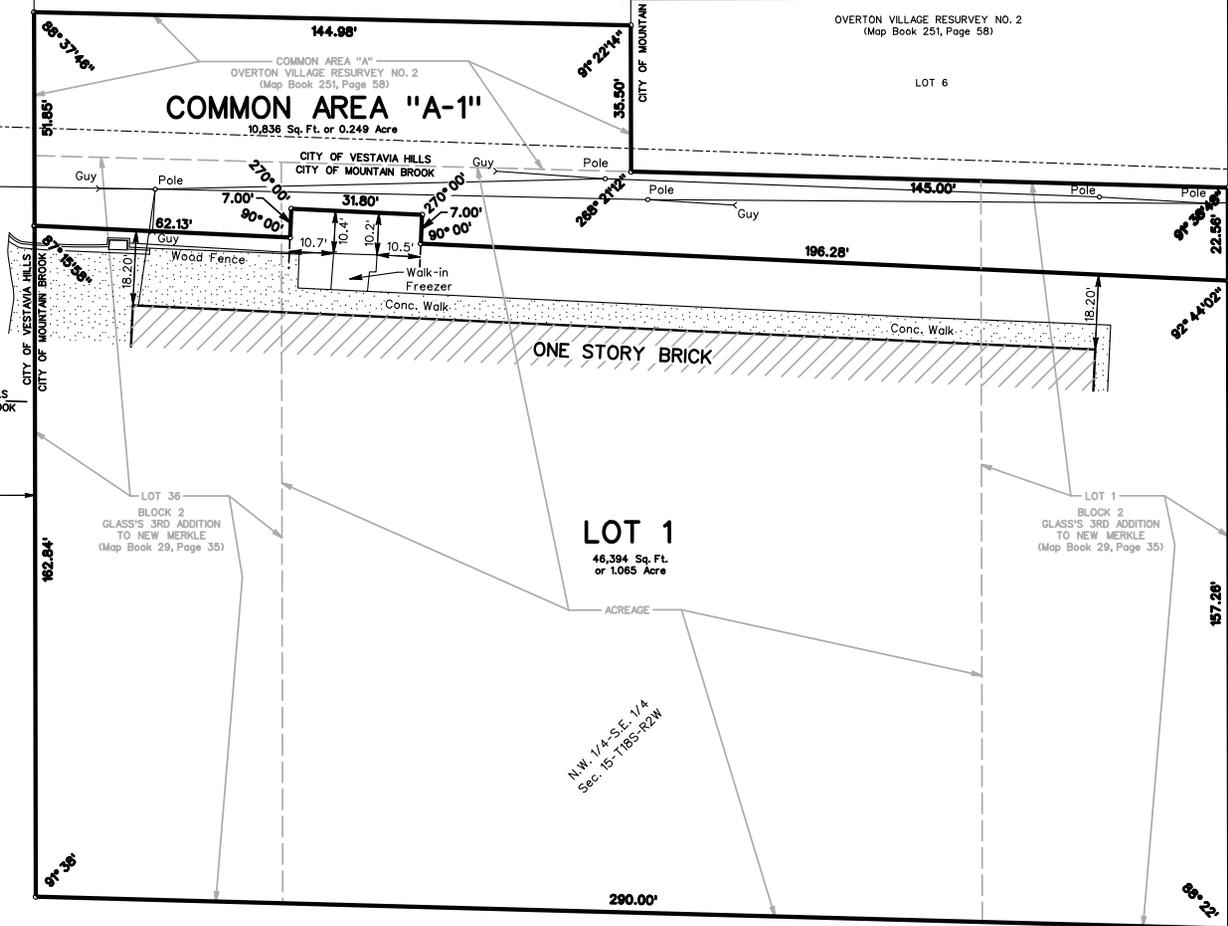
FAIRHAVEN DRIVE

LOT 1
46,394 Sq. Ft. or 1.065 Acre

N.W. 1/4-S.E. 1/4
Sec. 15-T18S-R2W

ACREAGE

OVERTON ROAD



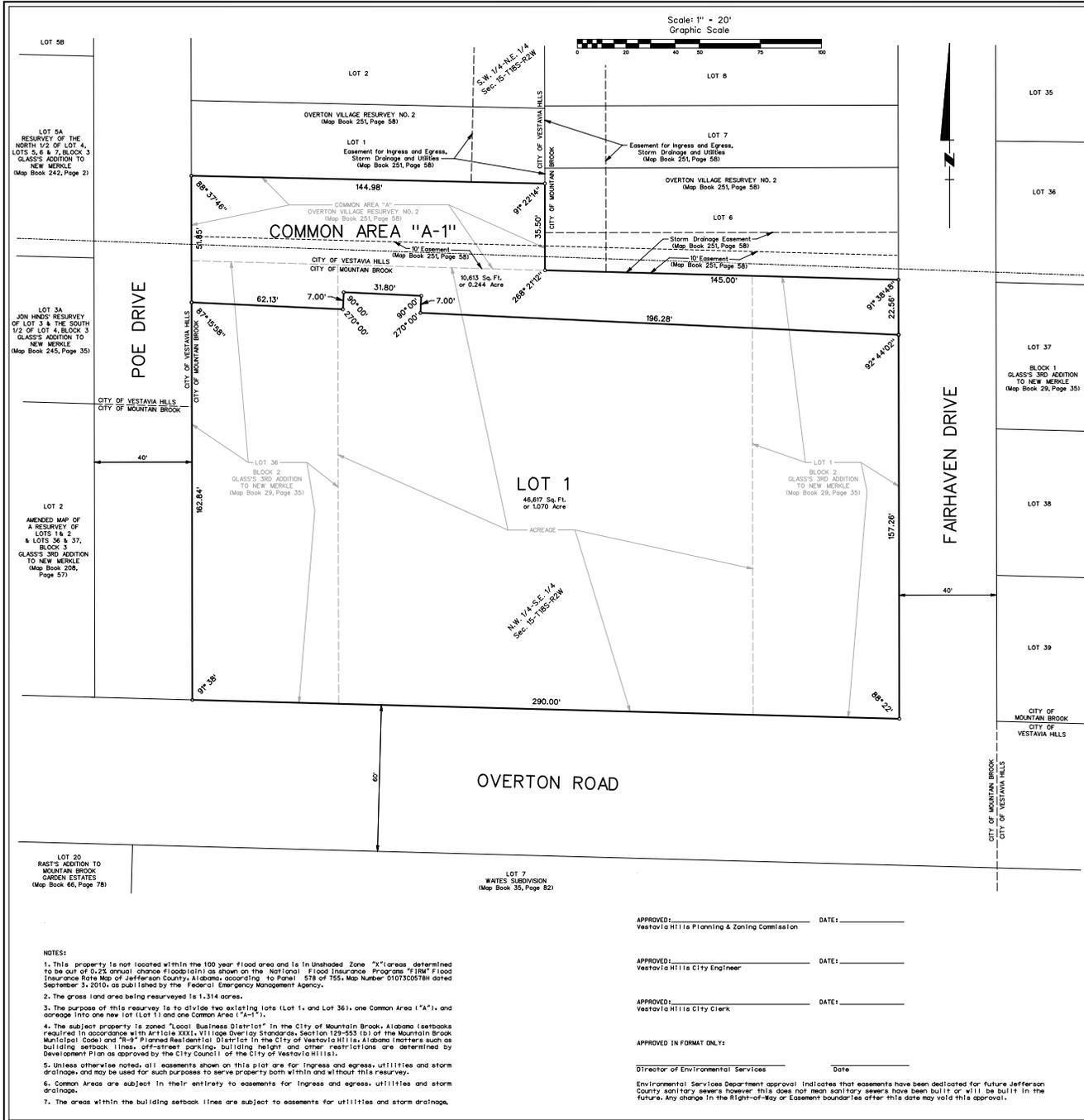
Civil Engineering | Land Surveying | Landscape Architecture
Environmental | Water Resources | Laser Scanning + Modeling



1001 22nd Street South
Birmingham, Alabama 35205
Phone: 205-924-1221
Fax: 205-924-1221
SCHODEL.COM

BOUNDARY EXHIBIT
OVERTON VILLAGE
RESURVEY NO. 3

DATE: JULY 28, 2020
Copyright © 2020 Schodel Engineering, Consulting, Inc.



STATE OF ALABAMA
JEFFERSON COUNTY

I, Joseph F. Breighner, Jr., a Registered Professional Land Surveyor in the State of Alabama, Overton Partners, LLC and Overton Road, LLC, Owners, hereby certify that this plan or map was made pursuant to a survey made by said Surveyor and that said survey and this plan or map were made at the instance of said Owners that this plan or map is a true and correct plan or map of the lands shown therein and known or to be known as OVERTON VILLAGE RESURVEY NO. 2, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, all ways and public grounds, giving the bearing, width, length and name of each street, as well as the number of each lot and block and showing the relation of the lands to the survey of Overton Village Resurvey No. 2, as recorded in Map Book 251, Page 58, and of said 3rd Addition to New Merle, as recorded in Map Book 23, Page 35, all in the office of the Judge of Probate of Jefferson County, Alabama, being attested in the S.W. 1/4 of the N.E. 1/4 and the N.W. 1/4 of the S.E. 1/4 of Section 15, Township 18 South, Range 2 West, Jefferson County, Alabama and that iron pins or other appropriate monumentation have been installed on all lot corners (reference points to lot corners) and curve points as shown and designated by small open circles on said lot or map. This survey and drawing of the parcel described herein were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and all parts of this survey and drawing were made in compliance 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. Said Owners also certify that they are the Owners of said lands and that the same are not subject to any mortgage.



SCHOL ENGINEERING COMPANY, INC.
Joseph F. Breighner, Jr., Alabama License No. 17518

OVERTON PARTNERS, LLC,
an Alabama Limited Liability company, Owner, Common Area "A-1"

By: _____
Title: _____

CBAS Bank, Mortgagee, Common Area "A-1"

By: _____
Title: _____

OVERTON ROAD, LLC,
An Alabama Limited Liability company, Owner, Lot 1

By: _____
Title: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, Sheila Stephenson, as Notary Public In and for said County and State, do hereby certify that Joseph F. Breighner, Jr., whose name is signed to the foregoing certificate as Surveyor, who is known to me, acknowledged before me on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Surveyor with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2020.



Notary Public
My Commission Expires: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, whose name as _____ of Overton Partners, LLC, an Alabama Limited Liability company, is signed to the foregoing certificate, and who is known to me, acknowledged before me on this date that, being informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2020.

Notary Public
My Commission Expires: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, whose name as _____ of Overton Road, LLC, an Alabama Limited Liability company, is signed to the foregoing certificate, and who is known to me, acknowledged before me on this date that, being informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2020.

Notary Public
My Commission Expires: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, whose name as _____ of CBAS Bank, is signed to the foregoing certificate, and who is known to me, acknowledged before me on this date that, being informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2020.

Notary Public
My Commission Expires: _____

APPROVED: Chairperson, Mountain Brook Planning Commission DATE: _____

APPROVED: Secretary, Mountain Brook Planning Commission DATE: _____

OVERTON VILLAGE RESURVEY NO. 2
BECING A RESURVEY OF COMMON AREA "A", OVERTON VILLAGE RESURVEY NO. 2 (MAP BOOK 251, PAGE 58), LOTS 1, AND 36, BLOCK 2, GLASS'S 3RD ADDITION TO NEW MERLE (MAP BOOK 23, PAGE 35), AND ACREAGE SITUATED IN THE S.W. 1/4 OF THE N.E. 1/4 AND THE N.W. 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 2 WEST JEFFERSON COUNTY, ALABAMA

REVISIONS:

FINAL PLAT

DATE: JULY 2020
DRAWN BY: J.W.P.
CHECKED BY: S.D.S. & M.W.C.
FIELD BOOK: 4309
FIELD CREW: A.C.M.
FILE NAME: 17147_Resurvey No. 3
g:\17147\Survey\17147.plt

1 OF 1







Planning Commission Application PART I

Project Data

Address of Subject Property 920 Sheridan Drive

Zoning Classification Residence "B"

Name of Property Owner(s) John Patrick Moulton

Phone Number 205.796.7946 Email patrickmoulton@gmail.com

Name of Representative Agent (if applicable)

RAY WEYGAND

Phone Number 205.942.0086 Email office@weygandSurveyor.com

Name of Engineer or Surveyor WEYGAND Surveyors

Phone Number 205.942.0086 Email office@weygandSurveyor.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-20-15 Zoning



7/24/2020, 4:59:13 PM

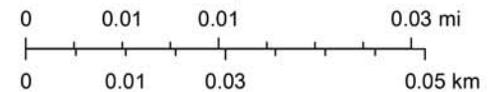
..... LotLines

Residence B District

Tax_Parcels

Residence A District

1:1,128



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

P-20-15

Resurvey in existing Residence B zoning

- ✓ “Clean-up” resurvey combining portions of legacy lots.
- ☑ **May be approved as a final plat.**
- ✓ Meets the Zoning Regulations for the Res-B district.
- ✓ **Overall layout is acceptable**, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.
- ✓ No floodplain present.
- ✓ On July 20, 2020, the Board of Zoning Adjustment approved Case A-20-17 for the subject property, to allow an existing detached accessory structure to be rebuilt 8.4 feet from the rear property line and 2.9 feet from the side property line, both in lieu of the required 10 feet.

- **Project Data:**

NAME: Moulton Sheridan Drive Resurvey

CURRENT ZONING: Residence B

OWNER: Patrick Moulton

LOCATION: 920 Sheridan Drive

MOULTON SHERIDAN DRIVE RESURVEY

BEING A RESURVEY OF LOT 21 AND THE EAST HALF OF LOT 20, BLOCK 6, McELWAIN AS RECORDED IN MAP BOOK 3, PAGE 47 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

SCALE: 1"=20'

DATE: AUGUST 2020

SITUATED IN THE SW 1/4 OF SECTION 34, T-17S, R-2W JEFFERSON COUNTY, ALABAMA

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



STATE OF ALABAMA
 JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Patrick Moulton, Owner, hereby certify that this plot or map was made pursuant to a survey made by said surveyor, and that this plot or map was made at the instance of said owner, that this plot or map is a true and correct plot or map of land shown therein and known or to be known as MOULTON SHERIDAN DRIVE RESURVEY, showing the subdivisions into which 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 number of each lot and block, and showing the relation of the lands to the map of McELWAIN (Map Book 3, Page 47) and to government survey of Sections 34, Township 17 South, Range 2 West, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plot or map. 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 to the best of my knowledge, information and belief. Said owner also certifies that it is the owner of said lands.

In Witness Whereof, we have hereunto set our hands this 10 day of July, 2020.

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

By: Patrick Moulton
 Patrick Moulton - Owner

STATE OF ALABAMA
 JEFFERSON COUNTY

Jeanna Weygand, 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 10th day of July, 2020.

By: Jeanna Weygand
 Notary Public - My commission expires 2-20-22



STATE OF ALABAMA
 JEFFERSON COUNTY

Jeanna Weygand, a Notary Public in and for said County and State hereby certify that Patrick Moulton, 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, she executed same voluntarily on the day the same bears date.

Given under my hand and seal this 10th day of July, 2020.

By: Jeanna Weygand
 Notary Public - My commission expires 2-20-22



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 _____ 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.

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.

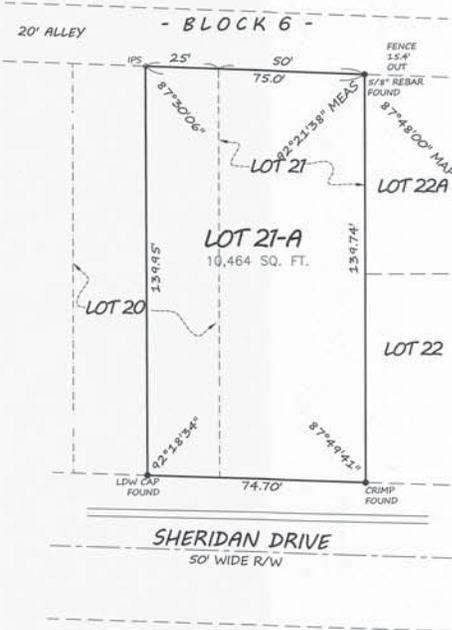
NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

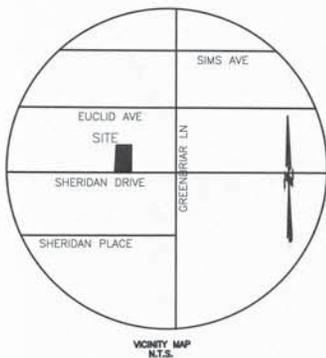
WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

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

NOTE:
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01071C0413G, DATED SEPTEMBER 29, 2006.



ZONING: RESIDENCE B
 SETBACKS: FRONT: 35 FEET
 REAR: 35 FEET
 SIDES: 12.5 FEET



VICINITY MAP
 N.T.S.



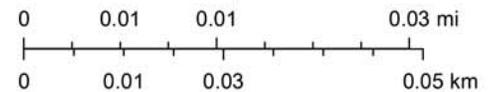
P-20-15 Aerial



7/24/2020, 5:03:45 PM

..... LotLines

1:1,128



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,

ArcGIS Web AppBuilder

Hunter Simmons | Jefferson County Information Technology Services | Maxar, Microsoft |